

CITY OF ETNA –GENERAL PLAN

2004 -2024

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I. INTRODUCTION

PURPOSE

The General Plan, simply described, is the City's effort to combine the expectations and needs of City residents regarding future City development into a "constitution". This "constitution" is formatted within the legal framework established by the State and is based on knowledge of existing physical and social potentials and limitations. Establishing basic "goals" and "programs" to resolve and/or direct each significant community issue develops the General Plan. Once a draft is completed, it is reviewed by the community and "adopted" as the plan for the City. The City Council and staff use this document regularly when dealing with matters affecting the physical, economic, and social development of the community.

Individuals or businesses investigating potential development within the community also regularly refer to the General Plan. The document explains what the community expects from new development, and where development should occur. Goals in the General Plan also aid the Council in seeking grants to help solve local issues.

STATE MANDATE FOR THE GENERAL PLAN

The State Constitution grants local planning and land use powers to the City. However, State legislation shapes the manner in which these powers are exercised. California state law requires that every city and county adopt a General Plan to guide the physical development of the land within the jurisdiction's boundaries. The Plan acts as a "constitution" for the City and establishes guidelines for land use and development. Since the General Plan affects current and future generations, State law requires the Plan to take a "long-term" perspective, typically 10 to 20 years into the future. This Plan addresses planning for Etna through year 2024.

State law requires that the Plan be comprehensive, and that specific subjects or "elements" be addressed in the Plan. The required elements as specified by section 65302 (a) through (g) of the California Government Code are:

- Land Use
- Circulation
- Housing
- Conservation
- Open Space
- Noise
- Safety

State law also allows the local jurisdiction to include additional, or "optional", elements to address specific issues of concern, as well as combining the required and optional elements as deemed appropriate (Government Code, Section 65303). This General Plan adds a Public Facilities Element.

Some elements, such as Open Space, encompass a number of issues while others like the Noise Element address a single topic. Because local conditions vary, the relevance and importance of each element topic will vary from city to city. The

General Plan needs only to address each element specified to the extent it is applicable to the City, as long as the minimum requirements of the law are satisfied.

The City of Etna General Plan will address all required elements within three broad categories: Community Development, Environmental Resources, and Transportation and Noise.

□ The *Community Development Elements* consist of the Land Use Element, the Housing Element, the Safety Element, and the Public Facilities Element.

□ The *Environmental Resource Elements* consist of the Conservation Element and the Open Space Element.

□ The *Transportation and Noise Elements* section includes the Circulation Element and the Noise Element.

PHYSICAL DESCRIPTION & LOCATION

The City of Etna is located in southwestern Siskiyou County in Northern California on State Highway 3, 25 miles from this highway's intersection with Interstate 5 in Yreka. It is located in an agricultural area called Scott Valley, surrounded by mountains on the east and west side of the valley. Etna lies on the easterly foot of the Klamath Mountains and the Klamath National Forest. The Scott River flows to the east of the City approximately one mile and Etna Creek, a tributary to the Scott River, flows down

the southeast side of the City. The land beneath the City is relatively flat on the north and easterly sides along State Highway 3 and rises gently to the west toward the mountains. The population of Etna in the year 2000, according to the U.S. Census, was 781 residents. The population of Siskiyou County at that time was 44,301.



Photo 1 - This statue is at the Collier Way entrance to town off of State Route 3.

SCOPE OF THE GENERAL PLAN

In addition to addressing the mandatory planning topics, the General Plan must be:

Long Range: The General Plan is intended to be long-range to aid the city in avoiding incremental planning decisions that occur over time and that could conflict with each other. This General Plan considers issues that may impact the City throughout the next two decades.

Comprehensive: The Plan must coordinate all major components of the community's development, covering the entire incorporated area of the City, as well as any other land that bears relation to the City's planning concerns. In addition, the Plan must address the full range of issues associated with the City's physical development.

General: Because it is long-range and comprehensive, the Plan must be general in nature. The Plan's purpose is to serve as a broad framework for detailed public and private development. Specificity is provided by ordinances and resolutions.

Internally Consistent: All parts of the Plan (text, diagrams and figures in all elements) must be fully integrated and not in conflict with each other.

USE OF THE GENERAL PLAN

The General Plan has the following main purposes:

- To enable the City Council to reach agreement on long-range development issues.
- To provide consistency in community development policy over the life of the plan, allowing acceptable changes after reasonable study and analysis.
- To provide a basis for judging whether specific private development proposals and public projects are in harmony with the City's long-range policies.
- To allow other public agencies and private developers to design projects that are consistent with the City's policies, or to seek changes in those policies through the process of amending the General Plan.
- To provide an agreement among different agencies for development in unincorporated portions of the Planning Area.

Uses and Standards: The General Plan's land use classifications are not as specific as zoning ordinance districts. For example, multiple zoning districts may be consistent with a single General Plan designation, as long as the densities and unit types allowed in each zoning district are also permitted in the relevant General Plan designation. Further, zoning district standards will typically address development requirements, such as building setbacks, building height and parking, while these details are not typically addressed in the General Plan.

Spatial Correlation: The Zoning Map should reflect the general pattern of land use depicted on the General Plan land use map. However, the two need not be identical. Boundaries of land use designation depicted on the Land Use Map are intended to be generalized; zoning district boundaries are more precise and parcel specific.

Timing: State law allows a "reasonable time" for reconciling any inconsistencies between the Zoning Ordinance and the General Plan. The City anticipates that all zoning and General Plan inconsistencies will be addressed within the first five (5) years following the adoption of the General Plan.

ETNA GENERAL PLAN HISTORY

The earliest General Plan for the City consisted of a map depicting land use designations, and a zoning ordinance specifying permitted uses in each land use designation. It became evident to the City Council that this was an inadequate method to guide the growth and development of the City. In 1978 a new General Plan was drafted with the intent of complying with State planning law in effect at that time. The City Council appointed a Citizen Advisory Committee (CAC) to review the draft Plan and provide constructive input into the planning process. Although that Plan was never formally adopted, the creative effort by the citizens was not in vain. The 1978 draft Plan, along with citizen comments, concerns and suggestions, served as the background for the development of the General Plan that was adopted on January 20, 1987. In the summer of 2003 the City Council authorized a minor update of the General Plan as a means to reflect current issues, legal requirements and changing attitudes of its citizens.

PLANNING AREA

The General Plan must include all territory within the boundaries of the City. It should also include any area outside the City which, in the City's judgment, "bears a relation to its planning." Since issues do not respect political boundaries, the law provides for extraterritorial planning. This is a process by which the City will indicate to its neighbors its concern for the future of lands currently under the County's jurisdiction. The Siskiyou County Local Agency Formation Commission (LAFCO) has adopted a "sphere of influence" for the City, which represents the probable ultimate physical boundary and service area of the City. The planning area should include the adopted sphere of influence.

SOCIAL AND ECONOMIC CONCERNS

The State mandated General Plan requirements emphasize planning for the physical and environmental development of the City. However, other important aspects of planning for the future are the social and economic concerns of the City and its citizens. Each policy and implementing Plan typically will take into consideration the impact on low-moderate income households, business, employment, and the costs and revenues of the City.

CONTENT OF THE GENERAL PLAN

Each issue addressed in the General Plan should include three basic steps: 1.) Data or information gathering and analysis; 2.) Development of appropriate goals and objectives and; 3.) Implementation programs to ensure that the Plan is effectively carried out.

Data and Analysis: The State Planning Law implies that background information on the Open Space, Safety, Noise, and Housing Elements must be adopted as part of each General Plan. Background information on the other elements should be adopted by reference or summarized in the Plan and be readily available to the

decision-makers and citizens alike. All background information for this General Plan is included within this document.

Goals and Objective Development: Goals consists of those parts of the Plan that direct private and governmental action. For a Goal to be useful, it should be clear and unambiguous. The Objective statement further explains the intent of the Goal. The decision-makers need to be aware of the difference between "shall" and "should". "Shall" indicates an unequivocal directive, whereas "should" signifies a less rigid directive to be applied in the absence of compelling considerations.

Implementation Programs: Implementation programs are the more specific strategies and actions the City intends to take to carry out the General Plan. Similar to the required background data, the Open Space, Housing, and Noise Elements require specific implementation measures or programs. The programs for the other elements must reflect local concerns rather than a set of general statements. A few well-conceived programs will accomplish more than a long list of possibilities.

CONTENTS OF GENERAL PLAN ELEMENTS

Each General Plan element contains: the legal basis for the element; a narrative text as necessary to provide understanding of issues addressed; and goals, objectives, and implementation programs to address required topics. The following terms apply within this General Plan:

Goal:

An intended achievement toward which effort is directed, the Goal states an ideal resolution of the issue under consideration.

Objective:

A specific statement in the form of text or diagram that helps clarify and define the goal statement.

Program:

Programs are specific policies and implementation measures (often quantifiable) that help move toward attainment of the goal.

PLAN ASSUMPTIONS

Assumptions are statements of apparent fact and observations of current trends in the planning area. These assumptions, along with the goals, policies and implementation measures, provide the basic framework for the General Plan. The following assumptions serve as the basis upon which the Etna General Plan is framed.

- Residents of Etna and the surrounding area locate or remain here primarily due to the small town atmosphere, the rural environment and the overall quality of life.
- Population growth will remain slow and constant during the life of the Plan.

- Employment opportunities will show some limited expansion in response to an increase in tourism and demand for local services.
- There will be a continuing demand for affordable single-family housing with limited demand for multiple-family housing.
- The primary means of transportation in the Etna area will continue to be the automobile due to the need to access a greater variety of commercial and professional services in Yreka and Southern Oregon. There will be no new major construction of County roads or State highways in the area during the life of the Plan.
- Historically significant employment in logging, millwork, mining and ranching will generally be displaced by recreation, tourism, public service jobs and persons who are employed in other communities and telecommute.
- Agriculture and ranching will continue to be important to Etna and the region.
- A few labor-intensive industries will locate along the Interstate 5 corridor and will be the major source of new job opportunities in the County.
- Due to limited employment opportunities in Etna, families moving into the community will tend to be retired, will be employed elsewhere in the County and will commute to work, or will telecommute to a job located out of the City.

II. COMMUNITY DEVELOPMENT ELEMENTS

LAND USE ELEMENT

The Land Use Element has the broadest scope of all of the seven required general plan elements. By definition the Land Use Element integrates most of the concerns in the other elements and plays the critical role of balancing the need to use land with identified constraints and opportunities. Population projections play a major role in the formulation of a General Plan. Land uses are largely based on the projected population, which includes the need for supporting public facilities and services. The table below shows historic population growth.

Year	Population	% Change ⁽¹⁾
1960	596	
1970	667	+11.9%
1980	754	+13.0%
1990	835	+10.7%
2000	781	- 6.5%

(1) Percent change for the 10-year period.

As can be seen by Table 1, the healthy rate of growth between 1960 and 1990 dramatically changed between 1990 and 2000. The positive increase has turned into a decline, mainly due to the changing nature of the economy caused by the closing of lumber mills in Siskiyou County. Families employed in the lumber business moved to seek employment while older people, often retired with smaller families, replaced that population.

With this significant change, it is difficult to project population for the next twenty years with any degree of reliability. On the positive side, the community of Etna is growing with a few new dwellings added each year. It is an attractive place for families seeking a small town, rural community life style. On the other hand, the rapid or growth rate, which occurred in the 1960-1990 period, is not likely to return soon. Should the economy in the County change and new employers move in, Etna would increasingly attract new families, even if they must commute to a distant job in Yreka.

For the reasons noted above, Table 2 below projects two growth rates. The first is a "moderate rate" projection that starts off with a one-half percent growth rate and increases to a full one percent. The second growth rate is the "high rate" projection, which assumes a constant one percent annual increase for the entire 20-year period. Over the 20-year period, the "moderate" projection results in a population

Year	Moderate Projection ⁽²⁾	High Projection ⁽²⁾
2000	781 (Census)	
2004	795 ⁽¹⁾	795 ⁽¹⁾
2009	815	835
2014	845	878
2019	890	924
2024	935	970

(1) 2004 projection based on the construction of 6 new dwellings between 2000 and December 2003.
 (2) Projection methodology:
 "Moderate Projection":
 0.5% increase annually 2004-2009
 0.75% increase annually 2010-2014
 1.0 % increase annually 2015-2024
 "High Projection":
 1.0% increase annually 2004-2024

increase of 140 persons and the "high" projection results in an increase of 175 persons. Regardless, making projections over the next 20 years is difficult at best, especially when dealing with the small population of Etna. The previous General Plan projected that the year 2000 population would be 1,050 persons. If the historic growth rate continued to that date, that estimate might have been reached. Instead, the City experienced a population decline that resulted in the 2000 population of 781.

The addition to the community of a small apartment complex or mobile home park could attract persons at an increased rate, potentially adding 30 to 50 persons to the community in a year or two. Such changes are possible. Consequently, should growth occur at significantly different rates than noted below, the City might need to make General Plan changes to accommodate the increasing population.

Sphere of Influence – the Siskiyou County Local Agency Formation Commission (LAFCO) **Figure 2**, in consultation with the City, has established a "Sphere of Influence" area around the City of Etna. This Sphere of Influence, including the existing City limits, contains an estimated 800 acres and is intended to provide room for expanded growth of Etna in the future if needed. Siskiyou County typically refers development requests within the Sphere to the City for review. The County will then consider comments made by the City before taking action on the proposal. Most of the land within the Sphere of Influence on the north and east sides of the City is undeveloped with a small number of residences and agricultural activity. The southerly area along Etna-Sawyers Bar Road contains rural residences on parcels typically ranging from .05 to 5 acres in size. There are also numerous vacant larger parcels. The west side of the Sphere of Influence is primarily vacant forested land in larger parcels.

The County zoning currently regulates land use in the Sphere of Influence. In many areas the County permits parcels as small as one acre, although the minimum lot size is 2.5 acres when individual septic systems are used. The City General Plan Land Use Map proposes urban land uses within the Sphere, giving property owners in the Sphere the City's intended land uses should property be annexed. In accordance with California Government Code Section 65859, the City may pre-zone the unincorporated area in the Sphere or zone the land upon annexation consistent with the General Plan. Annexations within the Sphere would be initiated by the City, typically at the request of landowners who would want to obtain City services for development of their land. Annexations must be evaluated carefully, taking care to ensure that the annexation and provision of services will not become a financial burden to the City. For this reason the annexation process requires that the cost of providing services be fully disclosed. Annexation proposals must be approved by the Siskiyou County LAFCO and may require special agreements with the County, such as agreements to share future taxes from the annexed lands.

awkward sentence

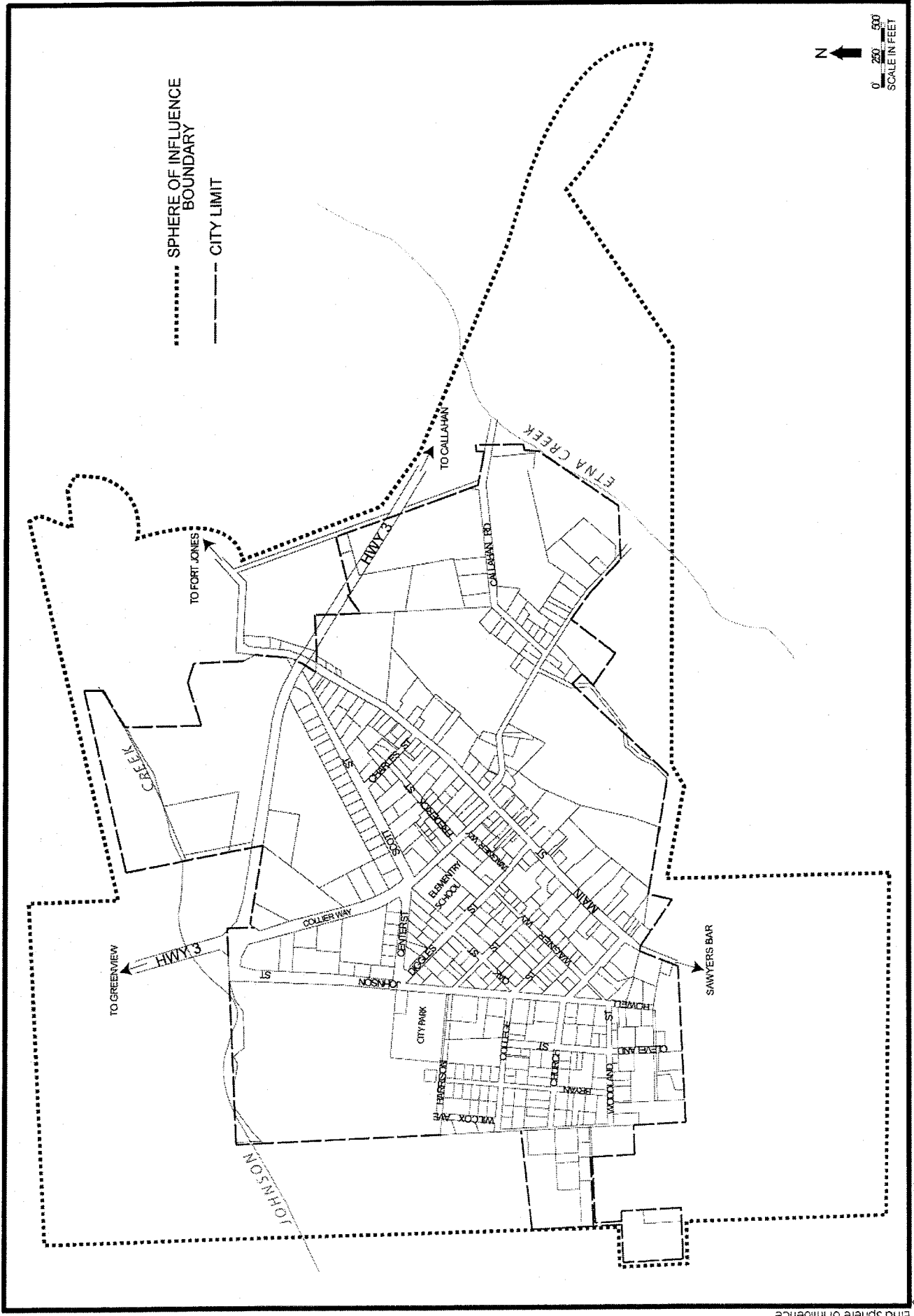


FIGURE 2
SPHERE OF INFLUENCE
 PMC

SOURCE: ENPLAN Redding
 LAFCO Siskiyou

III. LAND USE ANALYSIS

Residential Land Use – Residential use in the City consists almost entirely of single-family dwellings. Multi-family development in town consists of one apartment project of 12 units, nine (9) scattered small units (duplexes/triplex), and two small mobile home projects totaling 14 mobile homes and/or recreational vehicle units. These multi-family units represent approximately 10 percent of the total housing inventory. The remaining units, approximately 350 in number, are single-family dwellings. Since growth in the community has been slow, most of the housing is older, including some fine examples of historic Victorian architecture of the late 1880's. Some of these historic structures are being used for bed and breakfast businesses (See Photo 2).

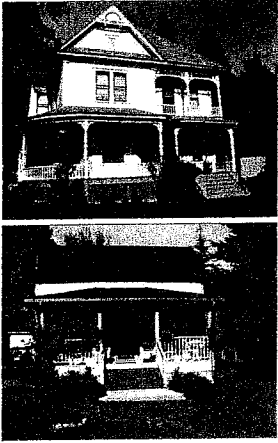


Photo 2- A number of the homes in Etna provide excellent examples of period architecture and add to the character of the community.

The demand for housing is slow but seems constant. Two to four new single-family houses per year would be necessary to meet the population projections, Table 2. As housing costs rise, the demand for multi-family housing will increase, as well as affordable senior housing. Sites currently exist in the City for single-family, multi-family and mobile home park development. As noted in the Housing Element, Table 16, sufficient zoned vacant land exists for 87 single-family units; 197 multi-family units; and 29 mobile home units. If totally built out, this would accommodate a near doubling of the current population. Additionally, there are numerous parcels in the City that could accommodate a second dwelling as

permitted by State law and local ordinance. (See the Housing Element for a detailed discussion of existing housing and projected housing needs.)

Based on the amount of vacant land within the City, the following table summarizes the number of potential dwelling units and population that could result if all vacant land was developed. Should this occur, the City could accommodate a total population of approximately 1,571 persons, almost doubling the estimated 2004 population of 795 people.

**Table 3
Projected Residential Buildout
City of Etna**

	Dwelling Units	Population ⁽¹⁾
Single-Family Units		
26 lots @ 1 dwelling per lot =	26	59
8 lots 1-5 acres in size, (15 est. acres) @ 3 units per acre	45	102
80 acres (estimated) in floodplain ²⁾ @ 1 unit per 5 acres	16	36
Total Single Family	87	197
Multiple-Family Units		
8.61 acres @ 12 units per acre	103	264
15.8 acres @ 6 units per acre (Wetlands)	94	241
Total Multi-family	197	505
Mobile Home Units		
4.7 acres @ 5 units per acre	23	59
6.5 acres @ 1 unit per acre (Floodplain)	6	15
Total Mobile Home	29	74
Total Residential Buildout	313	776

(1) Single family population based on 2.28 persons per unit. Multi-family population based on 2.56 persons per unit. Both of these factors are based on 2000 Census data and could change during the life of the General Plan.

Commercial Land Use - The Main Street downtown historical area and the State Highway 3 corridor are the existing and developing commercial areas in Etna. The downtown area has a limited amount of vacant land, but sites are suitable for development of small commercial enterprises on vacant or redeveloped parcels. Since there are few vacant commercial structures in Etna, new space must be developed to accommodate future need. Most commercially designated lands are located near the intersection of Collier Street and State Highway 3, and further to the east along State Highway 3. An estimated 19 acres of vacant commercial land exists in this area on numerous parcels. This is sufficient vacant land area to accommodate 165,000 to 200,000 square feet of commercial space, assuming approximately 20-25 percent coverage of each lot with building.

The downtown area contains a variety of buildings with historic character. These include the drug store, lodge, city hall and several other buildings. Additionally, there are residential buildings nearby that also were constructed in the 1880's. The historic character of the downtown is a valuable community asset that provides a design theme for the core of the community and helps to attract tourists. (See Photo 3)

Industrial Land Use – The City has two areas currently zoned for industrial use. The largest area is located northerly of Highway 3 and is partly developed with the Siskiyou Telephone Company and a mini-storage facility. Approximately 10 acres are zoned for industrial use in this area with an estimated 6.5 acres being vacant and available.



Photo 3 - Several of the downtown buildings are historic in design and use. New buildings in this area should respect the history of the community.

The other existing "industrial" site is located on Callahan Street and contains approximately 3 acres. Although designated for industrial use, approximately one-third of this area is developed with a residential and commercial mix. This site is entirely located in the flood plain and would be very difficult to develop further due to flood plain restrictions

Due to the rural nature of the community and its distance from major transportation routes, it is expected that there will be little demand for conventional industrial development. Current use in the industrial zone is basically commercial in nature and suggests the trend for how these lands may ultimately be used.

There is also an increasing trend in Siskiyou County for home-based self-employment. Home occupations include persons who telecommute or simply have a home office using modern communication technology to accomplish their business tasks without the need for traditional office space. Along this line are small cottage industries where families and/or a few employees work within a residence doing light assembly or manufacturing tasks. Cottage industries should not require extensive equipment, generate substantial amounts of noise or create traffic in a manner that would impact the residential neighborhood. The Etna Zoning Ordinance currently allows home offices subject to standards that maintain the integrity of the residential neighborhood. A cottage industry could also be allowed, subject to the approval of a conditional use permit, which would only be issued when it could be determined that the proposed use would not impact the residential neighborhood in which it is proposed to be located.

Gateways - The entrances to Etna from State Highway 3 at Collier and Main Streets are the "front doors" to the City. Properly developed these locations will provide a positive first image of the City for travelers and help support community pride. Efforts should be taken to ensure that these focal points appropriately reflect a sense of community pride and make a positive visual statement that is attractive for tourism and business activity.

The Collier Street gateway entrance currently contains a sign and artistic sculpture (See Photo 1). Additional landscaping would further enhance this area. New uses within the commercial area at this intersection should be developed in a manner reflecting a desirable front door image. Design review of any proposed commercial businesses in this location should occur to ensure that the style of architecture, signing and landscaping are reflective of Etna as a small community. A design review process should be established within the Zoning Ordinance as a means to achieve a standard of development, which will reflect a positive image for Etna.

The Main Street gateway off Highway 3 is currently zoned for residential use. A vacant parcel between Main Street and Scott Street fronting on Highway 3 is a likely candidate for a possible non-residential use as well as adjacent properties. Since the area is surrounded by residential uses on the westerly side of Highway 3, any change in land use must clearly respect this residential environment as well as the possible complications of accessibility due to its three street frontages. Like the Collier Street gateway, this area could also have a sign/sculpture feature with landscaping, and direct attention to the historic downtown. The residential land use in this area could change, but needs to remain compatible with the residential neighborhood. An office

or some light commercial use not requiring heavy traffic support, with adequate setbacks from adjacent residences could be compatible. Architectural design controls should be applied to support the City's historic character. Landscaping, modest signing, setbacks from residences, and concerns for access from adjacent streets should further augment this design.

Open Space/Agriculture Land Use – One of Etna's unique physical characteristics is the open space and agricultural setting that occurs in the Etna Creek drainage located in the southeastern section of the community. This area is primarily used for pastureland with several homes located below the bluff southeast of Main Street. The residential uses are grouped and located approximately 1,000 feet southeasterly of the bluff on Callahan Road and Callahan Street. Developed residential lots vary in size from approximately 8,000 to 20,000 square feet. The area in between these lots is almost entirely pastureland traversed by drainage channels. (See Photo 4)



Photo 4 - Agriculture is never very far from view in Etna. The open space and activity associated with agriculture is an important facet of community life and a goal of the General Plan is to maintain the rural agricultural focus of the City.

As part of the Etna Creek flood plain, the Federal Emergency Management Agency (FEMA) has designated a large part of this area as Zone AO. This zone is an area within the 100-year flood plain and is subject to shallow flooding with flood depths that vary from 1 to 3 feet. While construction is permitted in this area, the finished floor of a habitable structure must be at or above the 100-year flood line.

The Etna Creek flood plain is currently zoned R-1-12, permitting a dwelling on a 12,000 square foot or larger lot. This density of development, however, could impair the drainage function of the flood plain. The construction of numerous elevated dwellings on 12,000 square foot lots would eventually begin to raise the flood level within the flood plain and expand the flood plain area. Existing dwellings with their base floor at or above the 100-year flood line could be impacted by the cumulative effect of new construction as the flood plain is filled and begins to raise the flood elevation.

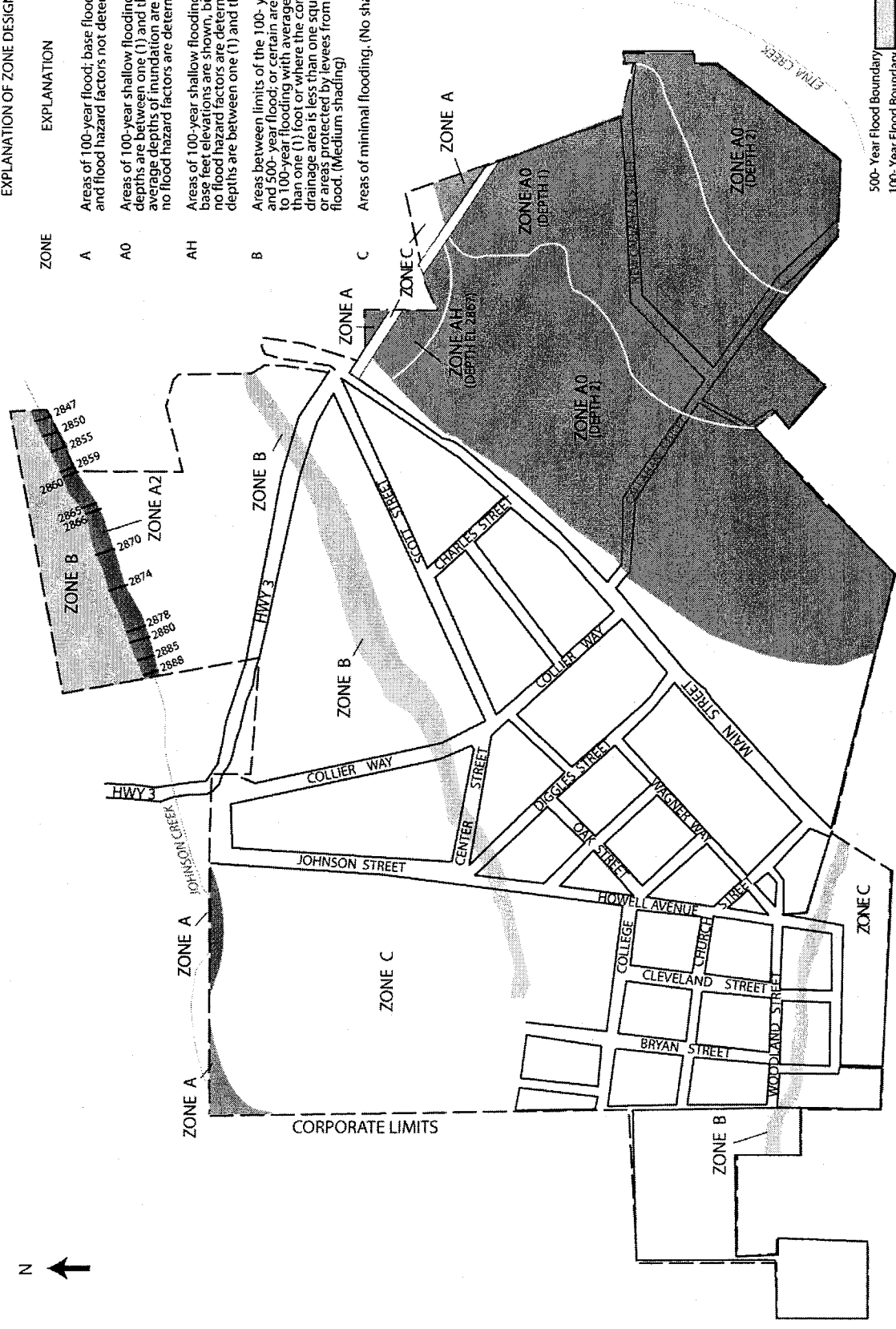
In addition to the flooding issue, development at the permitted R-1-12 zoned density would also eliminate much of the open space value that the area currently provides. It is also notable that, due to the high water table and numerous drainages, much of the flood plain area may be considered "wetlands" and would be subject to State and Federal protection.

Due to the flooding constraints in this area and the existing open space values that it provides, it is a recommendation of this Plan that the R-1-12 density in the flood plain be replaced with a density of one dwelling unit per each 5 acres, with emphasis placed on continued agricultural use in this area. This will require the development of a new zoning district to specify and regulate this density. A 5-acre minimum-zoning district should also be formulated to permit agricultural and tourist related pursuits such as guest ranches and bed and breakfast uses. These uses can take advantage of the flat terrain with open views in most directions, supporting a reasonable return from the land while at the same time preserving the flood plain and open space resources. Agricultural activities should be limited to a scale that will not adversely affect adjacent residential uses.

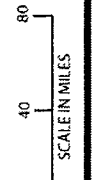
It is possible that a higher density could be accommodated in the area if it can be determined that the higher density will not affect the flood plain. Engineering alternatives may be available to control flooding, reducing the impact on both existing and future land uses. However, until this analysis occurs, the General Plan land use map will continue agriculture use with a 5-acre minimum parcel size.

EXPLANATION OF ZONE DESIGNATIONS

ZONE	EXPLANATION
A	Areas of 100-year flood; base flood elevations and flood hazard factors not determined.
A0	Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; average depths of inundation are shown, but no flood hazard factors are determined.
AH	Areas of 100-year shallow flooding where base feet elevations are shown, but no flood hazard factors are determined.
B	Areas between limits of the 100-year flood and 500-year flood; or certain areas subjected to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood. (Medium shading)
C	Areas of minimal flooding. (No shading)



500-Year Flood Boundary
 100-Year Flood Boundary
 Zone Designation With Date of Indentification
 100-Year Flood Boundary
 500-Year Flood Boundary



SOURCE: U.S. Department of Housing
 And Urban Development
 Community Panel
 060364 0001 B
 March 4, 1980

FIGURE 3

ETNA FLOOD MAP
PMC

Historical, Natural and Scenic Sites – The City of Etna, as well as Scott Valley in general, is rich in places of historical importance, geological interest and scenic beauty. The entire area is strongly tied to turn of the century mining, lumbering and ranching enterprises. Old stamp mills, mine workings, dredger tailings are remnants of the historic town that can still be found throughout the County. The following is a representative list of historic features to be found in the Etna planning area:



- Historic Main Street in Etna
- Victorian-style residences scattered throughout Etna
- Pioneer Cemetery, southwest of Etna on Etna-Sawyers Bar Road
- Etna-Sawyers Road followed by miners since the late 1800's
- Dredger tailings along the Scott River and Etna Creek



Within the City are numerous homes and commercial structures with historic qualities. While there has been no official historic district established in the City, some of the structures are grouped in a way that could support establishment of such a district. Besides the eight commercial structures located downtown with historic qualities from the late 1800's, there are 23 residential dwellings that range from obvious Victorian architecture of the late 1800's to other buildings that approach the century mark and may be worthy of historic recognition and preservation. It is proposed in this Plan that the City considers creation of a historic district or similar mechanisms to protect the historic character of the downtown area and the historic residential area on west Main Street. Development standards should be adopted that will help preserve the existing historic buildings and the neighborhood in which they occur. (See Photo 4)



Photo 4 - History in Etna is on display in the homes and businesses maintained over the years. A goal of this plan is to help preserve these neighborhoods and encourage new development to incorporate historic design elements that complement existing buildings.

Community Design - The general image of a community is significantly affected by the appearance of its commercial areas and street scenes. To maintain and enhance Etna's unique and attractive small town image, attention should be given to the appearance of areas and buildings that are highly visible. If properly done, the development of commercial areas will enhance the overall community image. A commercial area with pleasing architectural lines and use of natural materials, modest signing and effectively placed parking and landscaping will have a pleasing, positive effect. However, commercial development lacking a sense of design and surrounded by asphalt has little character and may present a negative image that reflects on the whole community. (See Photo 5)



Photo 5 - This building is in the downtown and is an example of historic themes used in new construction.

Most developers realize the benefits of providing a well-designed project and will attempt to create an attractive project. However, it is desirable for the community to establish some design guidelines and/or create a design review process, especially for those commercial areas that are highly visible. The commercial lands located along State Highway 3, especially near Collier Street and Main Street, are candidates for a design review process by the City to ensure that the design and development of

projects will be an attribute to the community. Much of the commercial land in these areas is vacant, allowing opportunities for creating an attractive environment.

The design review process is typically applied through an overlay zoning district and amendment to the zoning ordinance to establish the design review process. The City should also adopt design objectives and guidelines that can be considered in reviewing projects, and which will encourage and help builders develop plans with a good understanding of the City's design objectives. In areas with historic structures, the City will want to consider design guidelines for new buildings that will compliment, or at least not significantly detract from, the historic character of existing structures.

To further enhance the community, standards should be added to the zoning ordinance to establish criteria for the quantity and placement of landscaping in new parking lots, and to limit the size and type of signing that is permitted. Further, to enhance the street scene, appropriate street trees should be planted in all development projects and residents should be encouraged to provide street trees on those streets where trees currently do not exist.

Land Use Density and Intensity – California planning law requires that cities establish a standard of population density and building intensity in its land use element for each land use designation (Government Code Section 65302.a). Density is typically expressed as a certain number of people per acre and building intensity is expressed in terms of units per acre.

Table 4 includes standards as an estimate of persons per unit, units per acre and percent of area of a parcel of land that buildings can cover under the General Plan's various land use designations. The rate of three persons per unit reflects a standard that is currently higher than experienced in Etna but, as the community grows and younger families are attracted, this standard is expected to be more realistic. The standard for multi-family residential use is lower (i.e., two persons per household), which more closely reflects the 2000 census.

The Percentage of building coverage represents the amount of land that the building itself can cover. Residential development typically has a smaller building footprint relative to the size of the lot to allow for front, side and rear yards. Commercial development, particularly in the downtown area, can approach total lot coverage with minimal or no yard or setbacks.

**Table 4
Land Use Designations and Standards
City of Etna**

Land Use Designation	Persons/Unit Lots/Acreage	Lot Coverage	Typical Uses
Residential-Agriculture (R-A)	3 plus per unit 1 for 5 acres	10%	One single-family dwelling is permitted along with small acreage farming. 5 acre minimum lot size
Low-Density Residential (LDR)	3 plus per unit 1-4 units per acre	35%	Single-family dwellings of conventional subdivisions.
Medium Density Residential (MDR)	2 per unit 1-10 units per acre	50%	Duplex, Triplex or low-density apartments.
High Density Residential (HDR)	2 per unit 1-20 units per acre	75%	Multi-family housing.
Central Business District (CBD)	NA	100%	This land use allows the establishment of a variety of commercial businesses in the downtown area.
Commercial Center (CC)	NA	80%	This allows for those activities likely to locate outside of the downtown area, requiring more land or greater highway exposure.
Industrial	NA	75%	Industrial uses normally are associated with manufacturing, repair, fabrication, and storage activities.
Mobile Home Park (MH)	2 per unit 1-20 units per acre	65%	Allows apartments or a mobile home parks.
Floodplain (F)	NA	----	This area has been identified as having a risk of flooding from a 100-year flood
Open Space (OS)	NA	100%	Public lands including schools, parks, natural preserves and public utility facilities and lands.

Zoning Consistency - The general plan land use designations described in **Table 4** provide a broad description of development expectations within the City of Etna. To implement these designations, and to provide more guidance for property owners, **Table 5** indicates zoning districts that correspond with the land use designations. Zoning is a legislative act and can be amended within the parameters established by the land use designations. This is what happens, for example, when a city establishes a Planned Unit Development Zone District for a specific project, or changes one zone category for another, such as R-2 for R-1.

Table 5
General Plan and Zoning Consistency
City of Etna

Land Use Designation	Zone District (Typical)
Residential-Agricultural (R-A)	Residential-Agricultural (R-A) (New Zone)
Low Density Residential (LDR)	Single Family Residential (R-1-15,000) (Replaces R-1-12,000)
	Single Family Residential (R-1,10,000)
Medium Density Residential (MDR)	Medium Density Residential (R-2)
High Density Residential (HDR)	High Density Residential (R-3)
Central Business District (CBD)	Central Commercial (C-1)
Commercial Center (CC)	General Commercial (C-2)
Industrial	Manufacturing (M)
Mobile Home Park (MHP)	Mobile Home Residential (M-H)
Floodplain (F)	Combining Floodplain (F-1)
	Combining Floodplain (F-2)
Open Space (OS)	Open Space and Public Use (O)

Project Design Issues - During review of a discretionary project by the City, in addition to applying the standards of the City's adopted ordinances and resolutions, it is also necessary to determine that the project is consistent with all applicable General Plan goals, objectives and programs. While most attention is usually focused on the Land Use Element, there are other programs within other elements that may also be applicable. For example, a project near State Highway 3 may be affected by noise and subject to the standards of the Noise Element, or it may have natural drainages or be near agricultural lands and may be subject to programs in the Conservation Element. Therefore, it is important to review all elements before approving a discretionary project.

GOALS AND POLICIES – LAND USE

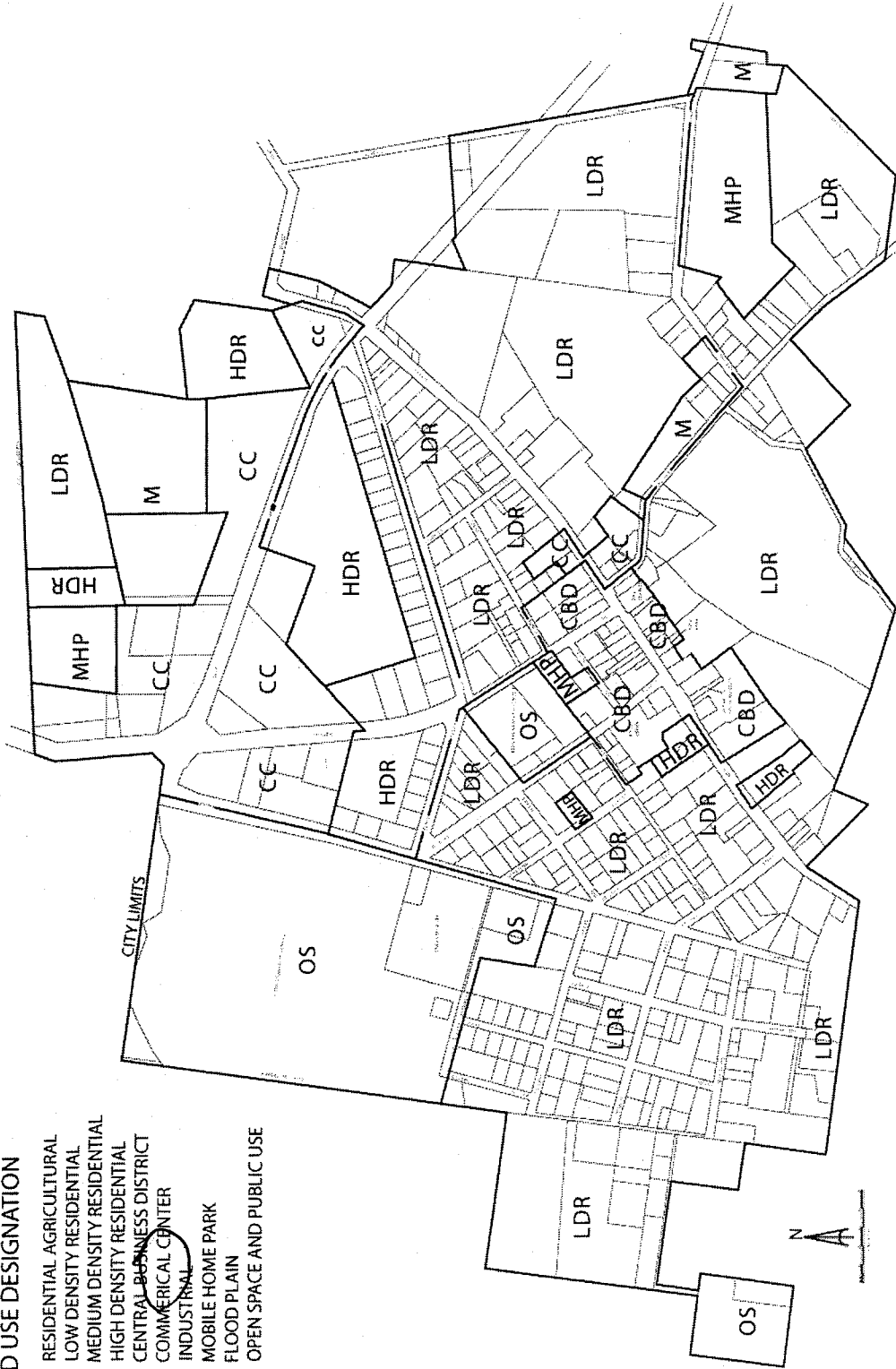
GOAL LU-1 - PROVIDE FOR A MIX AND QUANTITY OF LAND USES THAT WILL SERVE THE FUTURE NEEDS OF THE COMMUNITY.

Objective: It is the objective of this goal to ensure that a sufficient variety of land uses will be available to meet the housing, employment, service, and social needs of the existing and future population.

- Program 1-A:** As vacant land in the City becomes limited, encourage the development and annexation of suitable land adjacent to the City in the Sphere of Influence, which can be readily served with water and sewer services.
- Program 1-B:** Provide for the development of commercial and industrial areas where suitable land exists with good access, and where such uses will have a minimum of conflict with adjacent land uses.
- Program 1-C:** Maintain flexibility in the Zoning Ordinance by allowing opportunities through the Conditional Use Permit process, for approval of similar uses that are otherwise not listed.
- Program 1-D:** Lands within the Sphere of Influence should be zoned upon annexation consistent with those designations noted on the General Plan Land Use Plan.

LAND USE DESIGNATION

- R-A RESIDENTIAL AGRICULTURAL
- LDR LOW DENSITY RESIDENTIAL
- MDR MEDIUM DENSITY RESIDENTIAL
- HDR HIGH DENSITY RESIDENTIAL
- CBD CENTRAL BUSINESS DISTRICT
- CC COMMERCIAL CENTER
- M INDUSTRIAL
- MHP MOBILE HOME PARK
- F FLOOD PLAIN
- OS OPEN SPACE AND PUBLIC USE



Notice: This map is a schematic representation intended for planning purposes only. All distances, bearings, dimensions, relationships and characterizations indicated are approximate. Boundary locations were estimated using preexisting hard copying base map schematics. No rectification was undertaken. Survey maps of record should be consulted or the services of a surveyor or an engineer should be secured in all cases where precision is required.

Source: City of Etna

GOAL LU-2 - PROTECT AND ENHANCE THE HISTORIC QUALITIES OF THE COMMUNITY.

Objective: There are numerous residential and commercial structures within the City that add to its desirability as a place of residence, as well as aiding increased tourism. It is the objective of this goal to protect and enhance this historic resource.

- Program 2-A:** Guidelines should be established which will retain historic structures, and guide development of new structures in the area, helping their design to compliment a historic theme. A historic overlay district may be formed to aid in the implementation of the guidelines.
- Program 2-B:** Historic residential and commercial structures located outside of any designated historic district should also be protected when reviewing projects adjacent to or on the same site as the historic structure, making certain the design is compatible with the historic structure.
- Program 2-C:** All new development or exterior remodeling in the commercial area of the historic district shall conform to adopted historic standards and guidelines.

GOAL LU-3 – EXISTING NEIGHBORHOODS SHOULD BE PROTECTED, AND THE SENSE OF COMMUNITY ENHANCED.

Objective: New development should be compatible with adjacent land uses as a means to protect the neighborhood from added noise, traffic, light, and other characteristics, which may negatively affect the neighborhood.

- Program 3-A:** Standards shall be provided in the Zoning Ordinance to provide necessary separation, buffering, landscaping or other provisions as needed to ensure compatibility between land uses.
- Program 3-B:** Land use designations and zoning districts shall be applied in a manner that is consistent with the prominent existing development, taking care not to encroach upon an established neighborhood with potentially incompatible uses.
- Program 3-C:** During project reviews, significant trees, drainages or other natural features should be protected to the extent possible. The City may require buffers between: 1) dissimilar land uses, 2) between urban use and open space, sensitive environmental areas, sensitive biological resources, streams and wetlands, or agriculture land. Buffers may include solid barriers, additional setbacks, redesign, or other means to protect the resource.
- Program 3-D:** Establish as a high priority the conservation of existing residential and commercial structures through preservation

and rehabilitation and support grant applications when they are used to aid this effort and when city resources permit.

GOAL LU-4 – PROMOTE THE CONSERVATION AND ENHANCEMENT OF ETNA’S RURAL SMALL TOWN ATMOSPHERE.

Objective: Etna’s small town atmosphere is one of its greatest assets. Its large lots, open spaces, mountain views and available services, all enhance the small town character which should be preserved.

Program 4-A: Lands located in the flood plain should be protected with large lot zoning as a means to preserve the open space, agricultural activity, views, and to protect residents in the area from increased flood damage.

Program 4-B: The 10,000 square foot minimum lot size should be maintained throughout most of the community, except where necessary to provide a reduction in development cost to aid development of affordable cost housing. The Zoning Ordinance should be amended to accommodate lots in the 5000 – 7000 square foot range.

Program 4-C: Commercial and industrial developments should be kept in scale with the small town atmosphere, considering the size of the structure, its height, and scale and quantity of its signing.

Program 4-D: Commercial development should be encouraged within and adjacent to the established downtown area as a means of enhancing and strengthening the community center.

Program 4-E: The City will designate key intersections as Gateways to the City, and may allow community signage, public art, informational and promotional material, and other amenities to help the traveling public. The following intersections are considered Gateways:

- State Highway 3 with its intersection with Collier Way
- State Highway 3 with its intersection with Main Street

Program 4-F: Lands in the vicinity of the Main Street Gateway which are currently in residential use or vacant, if developed more intensely in an office or light commercial use should be subject to a design review process and should architecturally reflect the historic character of Etna; contain activities that are not dependent on high volumes of traffic; and shall be developed in a manner that protects the integrity of the adjacent residential neighborhood.

Program 4-G: Commercial lands located along Highway 3, and Collier Street and Main Street near Highway 3, should be subject to a design review process with the goal of establishing a visual quality that will maintain a desirable community image.

GOAL LU-5 – SUPPORT THE EXPANSION AND RETENTION OF EXISTING BUSINESS, AND TO ENCOURAGE EXPANSION OF BUSINESS DEVELOPMENT IN THE CITY AND THE CITY'S ROLE AS A REGIONAL SERVICE AREA FOR SCOTT VALLEY AND NEARBY MOUNTAIN COMMUNITIES OF SAWYERS BAR, CALLAHAN AND CECILVILLE.

Objective: The objective of this goal is to strengthen the community economic base and provide more job opportunities for local residents.

- Program 5-A:** The City shall encourage businesses that appropriately support the downtown.
- Program 5-B:** As resources permit, the City shall seek grant and loan programs that will aid business development and retention through the improvement of City services and facilities (streets, water and sewer services, City beautification, recreation facilities, etc).
- Program 5-C:** Encourage improvement within the Downtown area, making it more attractive for business and visitors. Improvements could include landscaping, decorative signing, benches and decorative street lighting.

IV. HOUSING ELEMENT (THIS ELEMENT WAS ADOPTED SEPARATELY ON MAY 4, 2004 BY RESOLUTION #674)

INTRODUCTION

Overview

In accordance with Government Code Section 65583, the City developed its first Housing Element in 1984, followed by revisions in 1987 and 1992. This revision is intended to address the housing needs and programs between January 1, 2000 and June 30, 2008, with major emphasis on the remaining time left in this planning period, fall 2003 to June 30, 2008, approximately 5 years.

The Housing Element of the General Plan is designed to meet State requirements for Housing Elements and to provide an overall plan for meeting the housing needs of the City of Etna. Further, the State Department of Housing and Urban Development pursuant to Government Code 65594 has established Etna's share of the regional housing needs. The Housing Element will provide an analysis of housing characteristics and needs; an evaluation of the effectiveness and progress in implementing the previous Element; a statement of proposed goals and policies; and a schedule of programs and actions to implement the goals.

The housing needs assessment provided herein summarizes specific needs for housing in the City of Etna. Data and housing issues are discussed and analyzed. Housing needs are quantified where possible. State Housing Law, Government Code Section 65583 (a) requires that the housing element include "an assessment of housing needs and an inventory of resources and constraints relevant to meeting of those needs." The Government Code requires the assessment and inventory to include the following:

- Analysis of population and employment trends and documentation of projections and a quantification of the locality's existing and projected housing needs for all income levels. These needs shall include the City's share of the regional housing need in accordance with Section 65584.
- Analysis and documentation of household characteristics, including level of payment compared to ability to pay, overcrowding and housing stock condition.
- An inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites.
- Analysis of potential and actual government constraints upon the maintenance, improvement, and development of housing for all income levels, including land use controls, building codes and their enforcement, site improvements, fees and other exactions, and local processing and permit requirements, if any, and efforts to remove governmental constraints that hinder Etna from meeting its share of the regional housing need.
- Analysis of potential and actual nongovernmental constraints upon the maintenance, improvement, or development of housing for all income

levels, including the availability of financing, the price of land, and the cost of construction.

- Analysis of special housing needs, (such as handicapped, elderly, large families, farm workers, and families with female head of household and persons needing emergency shelter).
- Analysis of opportunities for energy conservation in residential development.
- Analysis of existing assisted housing developments that are eligible to change from low-income housing during the next 10 years due to termination of subsidy contracts, mortgage prepayment, or expiration of use restriction.

Consistency With The General Plan

This document represents an update of that portion of the 1987 General Plan pertaining to the "Housing Element Review and Update" (pages 24-31). The current General Plan was adopted in 1987 and is currently under review and update, with adoption anticipated in late 2003 or early 2004.

The 1987 General Plan includes a list of likely assumptions for Etna which will be updated, but for the most part still represent basic assumptions which will apply to the pending General Plan update. These assumptions, along with goals, policies and implementation measures provide the basic framework for the General Plan. These assumptions follow:

- Residents of the City and surrounding area locate or remain here primarily due to the small town atmosphere, the rural environment, and overall quality of life.
- Population growth will remain slow and constant during the life of the Plan.
- Employment opportunities will show some expansion in response to an increase in tourism and demand for local services.
- There will be a continuing demand for affordable single family housing, with limited demand for multiple family housing.
- Primary means of transportation will be the automobile due to the need to access a greater variety of commercial and professional services in Yreka and Southern Oregon. There will be no major construction or reconstruction of County or State highways in the Etna area during the life of the Plan.
- Historically significant employment in logging, millwork, mining, and ranching will be replaced by recreation, tourism, and public service jobs.
- A few labor-intensive industries will locate along Interstate 5 corridor, and will be the major source of new job opportunities in the County.

Public Participation

Prior to adoption of this Element of the General Plan, the City Council held one advertised public workshop to discuss Goals and Objectives. One public hearing will be required prior to adoption of the Element, which is expected in January-February 2004. The City sought public input from the entire community through a monthly newsletter which is mailed to all persons in the community. The newsletter contained a

summary of issues, goal and programs for the next five years. The newsletter effectively reaches all economic groups, housing developers and local advocates. Additionally, The Great Northern Corporation and Siskiyou County Planning were advised of proposal and asked to comment. There are no other known advocates of affordable housing in the community. Due to the small size of the community and few problems, there is little interest in housing programs other than the CDBG rehabilitation programs which have been successful in the past. Additionally, the document will be made available at City Hall and Library.

Later in 2004, the City will be holding public hearings on the update of its entire General Plan. The City through the General Plan update process will ensure that the General Plan is consistent with this Housing Element. Further, the public hearing process will afford the public the opportunity to raise housing related issues should they have concerns. Following the adoption of the General Plan, some modifications to Zoning may be needed. This will also provide the proper time to make those changes to the Zoning Ordinance that are mentioned herein in the Programs as well.

DEMOGRAPHIC INFORMATION

Summary of Etna's Population and Housing Characteristics

- Population has declined 6.5 percent between 1990 and 2000 (From 835 to 781)
- Ten (10) percent of the population is unemployed
- Sixty-two (62) percent of the population work outside of the community
- The quantity of children under the age of four (4) years has declined 53 percent between 1990 and 2000
- Forty (40) percent of the population has some disability
- Size of owner households dropped from 2.76 persons in 1990 to 2.28 persons in 2000
- The size of renter household increased from 2.41 persons in 1990 to 2.56 persons in 2000
- The number of large families of 5 or more persons dropped from 41 in 1990 to 26 in 2000
- The median income in 2000 was \$30,461, as compared to \$29,500 for Siskiyou County
- 19.7 percent of the population is 65 years or older
- There are 53 women as head of the household with 40 of these having children under 18 years of age
- The median age of housing is 43 years
- There is ample vacant land for 313 new dwellings
- Over the last five years seven of the nine new dwellings were manufactured homes placed on foundations

Population Trends

As noted in Table 6, the City of Etna, between 1990 and 2000 has experienced a 6.5 percent decline in population growth. During this same period of time Siskiyou County experienced a 9.6 percent increase⁽¹⁾. The City decline is primarily the result of the loss of timber related jobs, and the relocation of many families employed in that industry. Replacement population, noted by Table 9 and Table 12 is older, with smaller families as indicated by a 12.2 percent decline in the number of persons per household.

	Population	Percent Change
1970	667 ⁽¹⁾	
1980	754 ⁽¹⁾	+13.0%
1990	835 ⁽¹⁾	+10.7%
2000	781 ⁽²⁾	-6.5%

(1) 1970, 1980 and 1990 data from 1992 Housing Element Amendment

(2) Census 2000 Summary File (SF3), Table P3

(1) Census 2000 Summary File 3 (SF3)

Employment Trends

Table 7 notes that 357 persons are in the labor force or 46 percent of the total population. Of these persons in the labor force, 35 or 10 percent are unemployed. Of the labor force, none are employed in the armed forces⁽¹⁾. When compared to Siskiyou County, 54.3 percent of the County population is in the work force, with an unemployment rate of 9.6 percent⁽²⁾. The County's percentage of population in the labor force is considerably higher than Etna's, and Etna unemployment is slightly lower.

	Men	Women	Total
Employed	162	160	322
Unemployed	30	5	35
Not in Labor Force	129	149	278
Total	321	314	635

(1) Census 2000 Summary File 3 (SF3), Table P43

(1) Census 2000 Summary File 3 (SF3), Table P43.

(2) Census 2000 Summary File 3 (SF3), Table DP-3

As noted in Table 8 below, employment is dispersed over most of the industry categories, with no single category being the predominant industry. Sixty-two percent of those employed work outside of the City of Etna and commute 10-90 minutes or more to their place of employment⁽¹⁾. This has changed significantly since the 1970s – 1980s where a much larger portion of the local population was employed in the agriculture and forestry category. It is presumed that the current conditions in employment will remain unchanged over the period of this Housing Element. Agriculture, and particularly forestry have likely declined to or near their lowest level.

Other categories will not change significantly since the likelihood of any major business moving to the Etna or Scott Valley area is remote in the near term. Continued growth in Etna by persons who are seeking a small town environment in an attractive setting and who are either retired or who tele-commute, is the most likely scenario.

(1) Census 2000 Summary File 3 (SF3), Tables P27 and P31.

Industry	Male	Female	Total
Agriculture, forestry, mining	22	22	44
Construction	21	0	21
Manufacturing	15	2	17
Wholesale trade	8	6	14
Retail trade	17	27	44
Transportation, utilities	2	2	4
Information	7	5	12
Finance, insurance real estate	9	9	18
Professional, management administrative	21	4	25
Educational, health and social services	21	54	75
Arts, entertainment, food services	4	13	17
Other services	6	13	19
Public Administration	9	3	12
Total	162	160	322

(1) Census 2000 Summary File 3 (SF3), Table P49

Age of Population

The age of the population of Etna made some significant changes between 1990 and 2000. For example there is a 53 percent decline in the number of children under 4 years of age. Further, there was a 25 percent decline in the 5-17 year age group. Clearly, this population age change has taken pressure off of the school system. Surprisingly, the working age group (16-64) has increased by 13 percent, and the seniors, those over 65 have also increased 20 percent during this period. Clearly, the City of Etna is changing from a younger community with families with children, to an older community of working adults and seniors. As a contrast, during the period 1980 to 1990, the school age children increased and the senior population had declined slightly⁽¹⁾. See Table 11 below for more information.

Age	1990 ⁽¹⁾	2000 ⁽²⁾
Under 4 years	62	29
5-17 years	220	165
18-64 years	NA	227
65 and over	128	154
Working age (16-64)	425	481

(1) US Census, 1987 Housing Study
(2) US Census, 2000, Table P8, Summary File3 (SF3)

(1) 1992 Housing Element Amendment

Ethnic Characteristics

Etna's population is almost all white, with a few American Indians and a mixture of races. As noted by the following table there has been little change in the ethnic composition of the City since 1980. Yet there are some noticeable differences between the County and Etna, with the County being slightly more ethnically diverse.

Ethnic Group	1980 ⁽¹⁾	1990 ⁽¹⁾	2000 ⁽²⁾	County ⁽³⁾
White	91.9%	91.1%	91.6%	87.1%
Black	0	0	0	1.3%
Native American	5.8%	7.0%	4.62%	3.9%
Asian	0	0	0	1.2%
Hispanic ⁽⁴⁾	1.9%	1.7%	NA	N/A
Other	0	0	2.63%	6.5%

(1) 1980 and 1990 data from 1992 Housing Element Amendment
(2) Census 2000 Summary File 3 (SF3), Table P6
(3) Census 2000 Quick Facts
(4) This category changed in 2000, where Hispanics could be considered White.

Handicapped/Disabled Persons

The 2000 Census reports a variety of disabilities for the population of Etna. A total of 316 disabilities were found, affecting 40 percent of the 781 persons residing in the City of Etna. The Table below lists these disabilities. While all of them may have some effect on housing needs, the physical disabilities affecting body movement are

the ones typically most dependent on modifications to housing to accommodate the disability. Thirty-nine percent of the population over the age of 65 have physical disabilities, and 14 percent of the total population of Etna have a physical disability.

Table 11
Population 5 Years and Over With Disabilities⁽¹⁾
City of Etna

Disability	5-15 Years	16-64 Years	65 Years and Over	Total
Sensory	1	16	30	47
Physical	1	47	60	108
Mental	3	39	21	63
Self-care	1	4	9	14
Go-outside- home	0	16	25	41
Employment	0	43	0	43
Total	6	165	145	316

(1) Census 2000 Summary File 3 (SF3), Table P41

Group Quarters

Both the 1990 and 2000 Census indicated that there were no persons living in group quarters in Etna. Group quarters refer to those living arrangements such as boarding houses where rooms are rented and kitchen and food is shared. Group quarters also typically include nursing homes and similar places. There are no known plans to provide such facilities in Etna at this time.

HOUSEHOLD CHARACTERISTICS

Number and Size of Households

Table 12 shows the changing nature of the community. Population has declined since 1990, yet the number of households has increased.

Table 12
Occupied Household Size
City of Etna

Population	Households	Occupied Persons per Household	Percent Change
1980-754 ⁽¹⁾	283 ⁽¹⁾	2.66 ⁽¹⁾	n/a
1990-835 ⁽¹⁾	317 ⁽¹⁾	2.63 ⁽¹⁾	1.0%
2000-781	337 ⁽²⁾	2.31 ⁽²⁾	12.2%

(1) 1980 and 1990 Census data from 1992 City of Etna Housing Amendment.

(2) Census 2000 Summary File 3 (SF3) Table P10

Further, the number of persons per unit has declined 12.2 percent. This in part reveals the aging of the community. Also, see Table 9 for specific changes in age characteristics.

Table 13 reveals the changes in occupancy between owner and renter households. As noted, renter household size is increasing, while owner household size is decreasing quite significantly. Both of

	Occupied Renter Households	Persons Per Renter Household	Owner Households	Persons Per Owner Household
1990 ⁽¹⁾	123	2.41	193	2.76
2000	116 ⁽²⁾	2.56 ⁽²⁾	221 ⁽²⁾	2.28 ⁽²⁾

(1) 1990 data from 1992 City of Etna Housing Element Amendment
(2) Census 2000 Summary File (SF3) Table H18 and H15.

these trends are different than the norm, since owner households are typically larger. The trend shown here further reveals the aging of Etna's population, with smaller households typically occurring as households become older, reaching the senior citizen category. Further, the increase in household size for rentals, reflects the current trend where more families cannot afford to acquire a home, and must settle for renting.

Of the 352 occupied households in 2000, 65.4 percent are owner occupied, and 34.4 percent are renter occupied⁽²⁾. With 30 vacant dwelling units, the vacancy rate is 8.17 percent, slightly lower than the 9.6 percent vacancy rate in 1990⁽¹⁾. While the number is not unusually high, it is in the safe range where housing availability is not so tight that it causes higher rents and fewer choices in the market place.

- (1) 1990 Census data from 1992 City of Etna Housing Element Amendment
- (2) Census 2000 Summary File (SF3) Table H15

In 2000, there were 233 households with two or more persons, and 119 non-family households⁽¹⁾. In comparison, in 1990, there were 217 persons in households with two or more persons⁽²⁾. Of the two or more person households in 2000, 53 were female-headed households and 40 of these had related children in the household⁽¹⁾. In 2000, 26 had five or more persons, as compared with 1990 when 41 households had five or more persons⁽¹⁾.

- (1) Census 2000 Summary File 3 (SF3), Table P14.
- (2) 1990 Census data from 1992 City of Etna Housing Element Amendment

Income Characteristics:

Household income characteristics are a vital element in analyzing affordability of housing. The median family income in Etna is \$30,461⁽¹⁾, which is slightly higher than Siskiyou County's median of \$29,500⁽²⁾. As noted by Table 14, 56 percent of Etna's households fall below the median income level. Of this amount, 84 or 71 percent of the non-family households fall below the median, and 113 or 48 percent of the family households fall below the median. Since the non-family households are single adults with children under 18 living at home, it becomes obvious that they are hit the hardest when trying to find decent affordable housing.

- (1) Census 2000 Summary File 3 (SF3), Table P77
- (2) Census 2000 Summary File 3 (SF3), Table DP-3

Table 14
Family and Non-family Income⁽¹⁾
City of Etna

Income Range	Families	Non-families	Total
Less than \$10,000	20	32	52
\$10,000-\$14,999	26	18	44
\$15,000-\$19,999	20	11	31
\$20,000-\$24,999	35	19	54
\$25,000-\$29,999	12	4	16
\$30,000-\$34,999	22	6	28
\$35,000-\$39,999	15	9	24
\$40,000-\$44,999	20	0	26
\$45,000-\$49,999	19	0	19
\$50,000-\$59,999	17	0	17
\$60,000-\$74,999	7	4	11
\$75,000-\$99,999	17	8	25
\$100,000-\$124,999	3	0	3
Over \$125,000	0	2	2
Total	233	119	352

(1) Census 2000 Summary File 3 (SF3), Tables P76 and P79.

Special Households

Elderly: Based on 2000 Census information, 154 people or 19.7 percent of the population are 65 years or older⁽¹⁾, as compared with 128 persons and 15.3 percent in 1990⁽⁶⁾. Of the 352 total households included in the 2000 Census, 108 are occupied by one or more persons who are 65 years or over⁽²⁾. Of that total, 39⁽²⁾ or 36.1 percent, constitute one-persons households, of which 25⁽³⁾ are females.

Of the total 221 owner occupied households, 52, or 23.5 percent, are occupied by people 65 years or older⁽⁴⁾. Ten housing units, or 2.8 percent of the housing units are rented by persons 65 years or older⁽⁵⁾. Fourteen percent of both the owner- and renter-occupied units noted herein are occupied by residents 75 years or older⁽⁵⁾.

(1) Census 2000 Summary File (SF3), Table P8

(2) Census 2000 Summary File (SF3), Table P12

(3) Census 2000 Summary File (SF3), Table PCT2

(4) Census 2000 Summary File (SF3), Table H19

(5) Census 2000 Summary File (SF3), Table H14

(6) 1990 Census data from 1992 Etna Housing Element Amendment

Female-Headed Households: In 2000, there were 53 women living alone, with 40 female-headed households with related children under 18 years of age, and 13 households with no children under 18⁽¹⁾. This has declined somewhat since 1990, when there were 57 women living alone⁽²⁾. However, the number of female-headed households has increased from 31 in 1990⁽²⁾.

(1) Census 2000 Summary File (SF3), Table P17

(2) 1990 Census data from 1992 Etna Housing Element Amendment

Handicapped/Disabled

Senate Bill SB520, adopted in 2001 added a requirement for Housing Elements to:

“analyze potential governmental constraints to the development, improvement and maintenance of housing for persons with disabilities and to include a program to remove constraints to, or provide reasonable accommodations for housing designed for occupancy by, or with supportive services for persons with disabilities.”

Typically, constraints if they exist, would occur in the application of local building and zoning codes. The following summarizes the applicable provisions of Etna’s Codes potentially affecting disabled persons.

Zoning: The proposed ordinance allows all group homes with six (6) or less persons in all residential zones by right without any specific standards other than those applied by the State licensing agency. Group homes with more than six (6) individuals are allowed by Conditional Use Permit in all residential and commercial zone districts. Most likely the greatest detriment is Etna’s small population and slow economy.

While spacing between group homes could be a concern in some communities, this has not been a problem in Etna since no group homes exist. There are no standards for spacing either in the General Plan or Zoning Ordinance.

Parking requirements for single-family dwellings are two (2) spaces per unit (one must be covered), and two (2) spaces for multifamily unit, plus one (1) additional space for each two (2) units over three (3). Parking standards for group homes for disabled are established upon review of a conditional use permit for the use. Actual parking required would depend on the type of use, its size and the availability of street parking in the area.

The Zoning Ordinance, Section 16.12.470 provides a broad definition of “family” as follows: “Family means a group of individuals with a common bond by means of blood, marriage, or conscientiously established relations living together as a housekeeping unit sharing a dwelling unit.” The Ordinance occupancy standards comply with Fair Housing Laws since it does not restrict occupancy other than by this definition.

Permit Processing: As noted above, group homes of over six (6) persons can only be authorized by approval of a Conditional Use Permit. This process requires a public hearing and an environmental document, typically a Negative Declaration, as required by CEQA. There are no adopted standards to be automatically applied to group homes. Each application is reviewed on its merits, with the goal to ensure the project is consistent with the City General Plan and not have a negative impact on the neighborhood.

Retrofitting existing houses to serve a disabled person with wider doorways and modifications to bathrooms, for example, will typically require a building permit. Ramps typically do not require permits for residential use, but information is provided

by the Siskiyou County Building Department to help the owner provide safe construction.

Siskiyou County Building Department uses the 1997 Uniform Building Code on Etna permits and enforces all of the ADA requirements provided therein. Retrofitting existing buildings as well as the construction of new buildings must satisfy all of the 1997 Code requirements.

Programs are provided herein to provide reasonable accommodation for handicapped and disabled individuals as required by California law. These programs (listed under Goal 1, Section VIII) will lead to eventual authority for the City to make minor modifications to existing Codes accommodating the needs of the disabled; give high priority to processing applications of a disabled person; emphasize compliance with the Fair Housing Act; and provide information to disabled persons, noting the accommodations provided by the City.

Large Families: In 2000 there were 24⁽¹⁾ households consisting of more than five members. This is a significant decline from 1990 when there were 41⁽²⁾ households in this category. Of the 24 households, six (6) were owner occupied and 18 renter occupied⁽¹⁾. Only 11⁽²⁾ units were renter occupied in 1990, revealing a likely increase in pressure placed on larger families to find housing for the size of their family. Since there are few apartments located in Etna, it is assumed most of these large families rent single-family dwellings.

(1) *Census 2000 Summary File 3 (SF3), Table H17*

(2) *1990 Census data from 1992 Etna Housing Element Amendment*

Overcrowding: In 2000 there were 18 units with 1.01-1.50 persons or more per room⁽¹⁾. Six (6) of these units were owner-occupied and 12 were rentals. Four units were severely crowded. In 1990 there were 15 units with 1.01-1.50 persons per room⁽²⁾. There are 23 occupied units with four (4) bedrooms and nine (9) units with five (5) or more bedrooms⁽³⁾. Ample large housing units seem to exist for large families. It is typically not the lack of availability that creates overcrowding, but rather other constrains like affordability.

(1) *Census 2000 Summary File 3 (SF3), Table H20*

(2) *1990 Census data from 1992 Etna Housing Element Amendment*

(3) *Census 2000 Summary File 3 (SF3), Table H41*

Students: The City of Etna is not located near a community college or state university. Consequently, any pressure that student housing may cause on the local housing market is non-existent.

Farm Workers: Surrounding agricultural activities are generally not the type which are labor intensive and therefore do not warrant the need for migrant farm workers. Predominant agricultural activity consists entirely of raising cattle and hay. These activities are generally not seasonally labor intensive. Farms and ranches in the Etna area do hire some limited extra help in the summer months, but this is not the typical intensive labor farm activity which requires 10-50 persons on a seasonal basis for

short terms for planting or harvesting. The limited summer employment that is needed for hay harvest or irrigation, is filled by high school and college students from the local area. Therefore there is no special housing demand from agricultural workers.

Etna is located in an area where residents are employed in the forestry business. Of the 44 persons noted in **Table 7** as being employed in agriculture, forestry and mining, it is expected that nearly all of these persons are permanent employees in forestry activities. Being near the Klamath National Forest and a Department of Forestry service center, both men and women are employed in forest related businesses, in both public and private activities. Typically those persons employed in forestry are permanent employees, working in government related jobs, or private logging, trucking, or mill workers. Log harvesting is a year around business, with slow periods in winter, depending on the weather. Some seasonal employment does occur to help thin forests and plant trees. Typically those employed during the summer are found in the local employment base, not needing seasonal housing. Basically, since these are year around employees, or employees found in the local employment base, there is no special need to house forestry workers.

Should a limited demand occur sometime in the future, for farm or forestry housing, some of this demand could be accommodated as a "rooming or boarding house" allowed in the R-1-10,000, R-1-12,000, R-2 and R-3 zoning districts. Larger facilities if needed, would be permitted in all residential and commercial zones by the issuance of a Conditional Use Permit.

HOUSING MARKET INFORMATION

Housing Stock

The 2000 Census notes there were 367 housing units, consisting of 221 owner occupied and 116 rental units⁽¹⁾. The remaining 30 units were vacant. Four of these were rented or sold, but not yet occupied, eight (8) are seasonal use only, 11 were for rent, and five (5) for sale⁽²⁾. Two were considered "other vacant."⁽²⁾

(1) *Census 2000 Summary File 3 (SF3), Table H6 and H7.*

(2) *Census 2000 Summary File 3 (SF3), Table H8*

Housing Condition

The 2000 Census indicated that half of the structures were constructed prior to 1957, the median year residential structures were built. The owner occupied median year of construction is 1959, and renter occupied median is 1954, likely indicating the condition of the rental housing may be in greater need of repair or maintenance than the owner occupied.

The most recent assessment of housing conditions occurred in 1992 as part of the 1992 Housing Element Amendment. A total of 321 housing units were reviewed, with the finding that 63 (20%) were found to be in sound condition; 252 or (79%) of the housing units needed some rehabilitation, and 72 or (23%) needed substantial

rehabilitation. Six (6) units were considered dilapidated possibly needing replacement. The study further concluded that 76 percent of the units needing rehabilitation were occupied by residents having a low or very low-income status, indicating that the vast majority of these families will likely need financial assistance to adequately maintain and improve their residence.

The study also noted that many of the residences have not weatherized to energy conservation standards, resulting in additional personal expenses in house heating. The following table reveals a dramatic change from wood and electricity to fuel oil/kerosene had occurred between 1990 and 2000. Nearly 45 percent of the households using wood as the primary source changed to another heating option. No doubt most homeowners changed to the popular "monitor" heating systems which use kerosene. This significant change in a short 8- year time frame, suggests that Etna homeowners are making a significant effort to improve the condition of their housing. Building permit data supports the notion that many homeowners are remodeling their home. Given the change in population composition that is occurring in Etna, it can further be assumed that many of the new, typically older residents, are upgrading the housing as they move into the community.

The 1992 study assessing housing conditions at that time concluded that rehabilitation may not be occurring at the level it should, given the high percentage of houses needing some level of rehabilitation. With building permit information, Census information on changes in house heating, and the number of houses receiving rehabilitation grants, it appears that considerable rehabilitation is occurring. Some improvements like exterior painting does not require a permit, so there is no record of this action. A visual survey of the community would seem to suggest that many of the problems noted in 1992 have been resolved. House maintenance appears to be occurring, since the visual evidence of deterioration found in 1992 does not appear to exist. This does not mean however, that further rehabilitation is not needed. Although a current survey has not been undertaken, it is estimated that due to age and income limitations that 15-20 percent of the housing still needs minor to substantial rehabilitation. The City continues to apply for CDBG funds to assist homeowners in rehabilitation efforts. A \$350,000 grant is available for 2004-2006 in addition to the existing Revolving Fund which has a November 2003 balance of approximately \$80,000.

Table 15
House Heating Fuel⁽¹⁾
City of Etna

Type of Heating Fuel	1992	2000
Bottled, tank or LP gas	5.0% ⁽²⁾	11.0%
Electricity	20.0%	13.6%
Fuel oil, kerosene	5.0% ⁽²⁾	41.8%
Wood	75.0%	30.8%
Other fuel	0.0%	2.8%

(1) Census 2000 Summary File 3 (SF3), Table H40

(2) Bottled, tank or LP gas and fuel oil, kerosene combined were 5%.

Affordability

The value of owner-occupied housing ranges from 6 houses below \$10,000 to 5 houses over \$200,000⁽¹⁾. The median value of owner-occupied housing is \$88,800⁽²⁾. The vast majority (78%) of houses fall into the \$50,000 to \$150,000 value range⁽¹⁾. At the time of the 2000 Census, only 5⁽³⁾ homes were for sale, but they did represent a reasonably wide range. One home was in the \$30,000-\$34,999 range, 2 in the \$70,000-\$79,999 range and 2 in the \$150,000-\$174,999 range⁽³⁾. The median value of homes for sale was \$77,500⁽⁴⁾.

(1) *Census 2000 Summary File (SF3), Table H84*

(2) *Census 2000 Summary File (SF3), Table H85*

(3) *Census 2000 Summary File (SF3), Table H87*

(4) *Census 2000 Summary File (SF3), Table H88*

According to the 2000 Census, the median monthly mortgage and associated costs was \$705⁽⁵⁾, as compared to 1990 when the average cost was \$499⁽⁶⁾. In comparison, the median monthly cost that renters paid in 2000 was \$455⁽⁷⁾ and \$370 in 1990⁽⁶⁾.

(5) *Census 2000 Summary File (SF3), Table H91*

(6) *1990 Census data from 1992 Etna Housing Element Amendment*

(7) *Census 2000 Summary File (SF3), Table H63*

At Risk Housing

In the May 24, 2002 letter to the City of Etna from the State Department of Housing and Community Development, all USDA and HUD assisted projects for Siskiyou County were listed. There were no projects listed for the City of Etna. Additionally, the City has no locally-subsidized units and has not issued any mortgage revenue bonds for this type of activity. Further, the City has not approved any density bonuses with financial assistance, does not have an in-lieu fee program, and has not assisted multi-family housing with redevelopment or CDBG funds. Consequently, there are no multi-family housing projects considered to be "at risk".

Land Availability

For a small community, there is a considerable amount of vacant land in the City. Based on a vacant land survey in July 2003, there are sufficient lands zoned for single family, multifamily, and mobile home parks to accommodate approximately 313 dwelling units as summarized below. See Table 29 for complete listing of all vacant parcels by size and zone district.

Table 16 that follows, summarizes the vacant land by single family, multifamily and mobile home zone districts. Housing for "very low" and "low" income person would normally be provided in the multiple family and mobile home zone districts where densities permit the construction of affordable housing. "Moderate" and "above moderate" income households normally would locate in the single family zoned districts. However, since all residential zones also permit second dwellings, a second

dwelling could be located in a single family zoned district and be rented at affordable rates, especially if the units are kept small. The 313 unit estimate of development potential on vacant parcels does not include the potential for second dwellings that could also occur.

Table 16 Vacant Land-Development Potential ⁽¹⁾ City of Etna	
Single Family Units (R-1-10,000 and R-1-12,000 Zones)	
26 lots @ 1 dwelling per lot 8 lots 1-5 acres in size,	= 26
(15 est. acres) @ 3 units per acre 80 acres (estimated) in floodplain ⁽²⁾	= 45
@ 1 unit per 5 acres	= 16
87 Single Family Units	
Multiple Family Units (R-2 and R-3 Zones)	
8.61 acres @ 12 units per acre	= 103
15.8 acres @ 6 units per acre (Wetlands)	= 94
197 Multiple Family Units	
Mobile Home Units (M-H Zone)	
4.7 acres @ 5 units per acre	= 23
6.5 acres @ 1 unit per acre (Floodplain)	= 6
29 Mobile Home Units	
Total Potential Dwelling Units on Vacant Land	= 313
<p>(1) Based on a land use survey in 2003 and compared to Assessor maps to determine area. (2) See "Flood Hazard/Wetlands" discussion below under "Constraints", regarding units per acre designations in this table.)</p>	

CONSTRAINTS

DEVELOPMENTAL CONSTRAINTS

Market Constraints

The greatest constraint to development of housing in Etna is the weak economy in Etna and Siskiyou County. Few new jobs are being created in Etna, and those few jobs that are available, typically require a commute to Yreka, the County seat for Siskiyou County. The situation is not that different in Yreka or the remainder of the County. Unemployment is high and new jobs are scarce. Unlike most of California, Siskiyou County is not sharing in the growth which is obvious in nearby areas like Redding. The effects of this slow local economy will most likely continue to limit growth in Etna. Etna's greatest potential for growth are retired families and those families desiring an attractive small community environment, and those that can tele-commute to jobs in other cities in California or Oregon. Growth will occur in Etna in spite of the County's economy, however the growth is expected to be slow.

Circulation Infrastructure

There currently are no problems with road capacity in or around the City of Etna. State Highway 3 is of adequate width and design to handle potential growth in the area for the foreseeable future. This highway is maintained by the State and provides primary access to the City of Yreka and Interstate 5, the location of the majority of governmental and social services. All local streets are of sufficient capacity as well to accommodate the needs of residents without unusual delays. Further, most vacant lands either have street frontage or have a street near by which can easily be extended to serve vacant potential residential development sites.

Water and Sewer Infrastructure

Major improvements to water and sewer service facilities have occurred in the past to serve future growth needs. The delivery capacity of the domestic water system was increased to serve a population of 3000 persons⁽¹⁾. The water supply however can be limited in dry years, falling well short of the delivery capacity of the system. Continued effort on the part of the City is needed to increase the reliability of the supply, which currently depends on flow in Etna Creek. A water supply study is programmed for the Winter of 2003-2004. This study will identify solutions to increase the water supply.

The capacity of the sewage treatment facility is 1900 persons including commercial equivalents⁽¹⁾. Recent reconstruction of sewer lines throughout most of the City will reduce infiltration and maintain the design capacity of the system for actual sewage demand.

Based on improvements in the past, the current design capacities of both sewer and water systems are more than adequate to handling the likely projected growth over the next five years. During dry years however, there may be some restriction needed on water use during summer months until the water supply potential is increased.

Water and sewer service lines are available at or very near the property lines of all vacant parcels intended for 10,000 square feet single family dwellings, multifamily dwellings and mobile homes.

(1) *City of Etna Housing Element Amendment, 1992-1997*

Flood Hazards/Wetlands

A large portion of the City along northerly side of Etna Creek, a portion of Johnson Creek and an area northerly of Scott Street are all mapped by FEMA as flood prone areas. While some residential construction could occur in these areas in accordance with FEMA standards, the density of development will likely be much lower than permitted by existing zoning.

In Table 16, the estimated 80 acres in the flood plain, even though zoned for 12,000 square foot lots, are projected for a maximum density of 1 unit for each 5 acres. Since buildings must be elevated 2-3 feet above the natural ground to avoid the flood, any greater density may have the potential of altering the flood, which is not allowed. A portion of the vacant land zoned for mobile homes (estimated 6.5 acres) is also located in the flood plain adjacent to an existing mobile home park. Because of the flood plain, it may be difficult to develop units even at the lower density of 1 unit per acre.

The 15.8 acres of multiple family zoned land is shown at 6 units per acre, approximately one-third the normal density, due to flood plain and wetland restrictions on a portion of this site. Half of the site could be affected by these restrictions. There are possible solutions to both of the restrictions that could open more of the site for multifamily development, but the solutions may not be cost effective.

Clearly there is enough vacant land to accommodate the City's Regional Housing Needs Projection, which is 21 units for the 5 year period (less the 5 already constructed since January 1, 2001). If all of these units are constructed, there will still be ample vacant lands to accommodate the housing needs for many years to come. Given many lots in the City are of sufficient size to accommodate a second dwelling, the potential for housing development could easily exceed 350 units. While ample land exists, and as long as land values are not excessive, there will be the tendency to develop at lower density than normal, maintaining the small rural town atmosphere.

Other than the flood plain and wetlands limitations noted above, there are no other physical limitations to residential development. Slopes throughout the City are very moderate, generally not exceeding 5 percent. Soils in some locations are moderately expansive, but can be easily corrected with standard construction practices. Roads are available on all multifamily and all single-family parcels.

Construction

Financing opportunities, price of land and construction costs are generally the same in Etna as the remainder of the County, and are not considered to be a constraint except for affordable housing. The median price asked for housing in 2000 per U.S. Census was \$77,500⁽¹⁾ and the median value of all housing was \$88,800⁽²⁾. This compares to prices in Yreka, the nearest larger city where the median value of all housing was \$96,000.⁽³⁾ Like Yreka, the cost of new single family dwellings exceed these amounts. New housing in both areas typically exceeds \$150,000 per unit since construction and land costs have increased significantly in the past 10 years. With small units and higher densities it is still possible to build housing under \$150,000 and possibly as low as \$100,000, but still higher than the values of existing housing.

(1) *Census 2000 Summary File 3 (SF3), Table H88*

(2) *Census 2000 Summary File 3 (SF3), Table H85*

(3) *Census 2000 Summary File 3 (SF3), Table QT-H14*

GOVERNMENTAL CONSTRAINTS

Regulations

Siskiyou County provides building inspection services for the City. The County has adopted the 1997 Uniform Building Code. Since this Code applies to the City as well as surrounding County area, it is not considered to be a constraint.

The City in September 2003 updated its Zoning Ordinance, providing a major reorganization of the Ordinance, simplifying its use, and adding provisions to bring it consistent with the State Government Code. The following summarizes the basic standards affecting residential development:

Table 17
Summary of Zoning Standards
For Residential Zone Districts
City of Etna

Standards	R-1 (10,000) ⁽¹⁾	R-2	R-3
Density	1-4 units per acre	1-10 units per acre	1-20 units per acre ⁽²⁾
Min. parcel size	10,000 sq. ft.	7,200 sq. ft.	7,200 sq. ft.
Max. lot coverage	35 percent	50 percent	75 percent
Setbacks:			
Front	20 ft.	20 ft.	20 ft.
Side	10 ft.	10 ft.	10 ft.
Rear	10 ft.	10 ft.	10 ft.
Building height	35 ft.	35 ft.	45 ft.
Parking	2 spaces	2 spaces plus 12 spaces plus for every 2 units	2 spaces for every 2 units

(1) There is also a R-1-12,000 zone which is basically the same as the R-1-10,000 zone except the density is 1-3 units per acre and the minimum lot size is 12,000 square feet. It also permits some agricultural use not allowed in the R-1-10,000 zone.

(2) There is one apartment project in Etna consisting of 12 units on .83 acres, or 14.5 units per acre.

Second dwellings are permitted uses in all residential zones subject to standards consistent with the provisions of the Government Code Section 65858.2. Additionally, manufactured homes are permitted in all residential zones pursuant to Government Code Section 65852.3(a), with a provision that all single-family residential dwellings must have a roof overhang of at least sixteen (16) inches.

The following subdivision design criteria from Chapter 16 of the City Code is the basic minimum to protect the public health and safety:

Table 18
Summary of Development Standards
City of Etna

Local Streets	
Right of way	55-60 feet
Pavement width	40 feet
Major Street	
Right of way	80 feet
Pavement width	64 feet
Sidewalks	Provided when near schools, park or public area
Sewers	
Minimum Pipe	6 inches
Manholes	500 foot maximum spacing
Storm drains	Based on 100-year storm
Water mains and fire hydrants	As determined by Director of Public Works

While all development improvements and regulations may add to the cost of housing, the City's experience demonstrates that these minimal standards are not a constraint to construction of affordable housing. Further, the City's minimum standards are necessary to maintain a certain quality of life for the community.

Fees

Fees collected by the City typically do not support the full cost of regulating and accommodating new development. The City attempts to keep the fees as low as possible as a means to encourage development. The most significant fees typically associated with a residential building permit are: the building permit, utility connection fees and school impact fees. These fees are summarized below:

Table 19
Building Permit Fee Schedule
Siskiyou County⁽¹⁾

Value	Fee
\$1 to \$500	\$16.50
\$501 to \$2,000	\$16.50 the first \$500 plus \$2.20 for each additional \$100, or fraction thereof, to and including \$2,000.
\$2,001-\$25,000	\$49.50 for the first \$2,000, plus \$9.90 for each additional \$1,000, or fraction thereof, to and including \$25,000.
\$25,001 – \$50,000	\$277.00 for first \$25,000 plus \$7.15 for each additional \$1,000 or fraction thereof, to and including \$50,000.
\$50,001 – \$100,000	\$455.95 for the first \$50,000 plus \$4.95 for each additional \$1,000 or fraction thereof, to and including \$100,000.
\$100,001- \$500,000	\$703.45 for the first \$100,000 plus \$3.85 for each additional \$1,000 or fraction thereof, to and including \$500,000.
\$500,001- \$1,000,000	\$2243.45 for the first \$500,000 plus \$3.30 for each additional \$1,000, or fraction thereof, to and including \$1,000,000.
\$1,000,001 and up	\$3893.45 for the first \$1,000,000 plus \$2.20 for each additional \$1,000 or fraction thereof.

(1) The total fee is collected by Siskiyou County since they perform both the plan check and building inspection for the City.

The following summarizes other fees that are collected with building permits or may be required in advance of obtaining a building permit:

Table 20
Utility, School and Planning Fees
City of Etna

Utility and School Fees:	
Water connection	\$975.00
Sewer connection	\$1290.00
Sewer capacity fee	\$1400.00 (applies on new lots only)
School impact fee	\$1.20 per square foot
Planning Fees	
Conditional Use Permit	\$585.00
Subdivision (4 or less lots)	\$685.00 plus engineering costs
Subdivision (5 or more lots)	\$965.00 plus engineering costs
Variance	\$550.00
Zone Amendment	\$555.00
CEQA:	
Negative Declaration	\$535.00
Mitigated Negative Declaration	\$875.0
<i>All planning fees are considered to be estimates and vary depending on complexity of the project.</i>	

The following summarizes the costs added to a typical residential project due to fees. The examples include a 1200 square foot home at an estimated \$80 cost per square foot, with a total value of \$96,000 with the parcel being created by a minor subdivision (4 lots or less) application, and a 12 unit apartment project with 750 square foot units on an existing vacant lot with each unit valued at \$48,750.

Table 21
Examples of Typical Permit Rated Fees
City of Etna

	Single Family	Multifamily
Planning	\$600.00 ⁽¹⁾	\$ 0
Building	\$733.65	\$ 2523.00
Water Connection	\$975.00	\$11,700.00
Sewer Connection	\$1290.00	\$15,480.00
Sewer capacity charge	\$1400.00	\$ 0
School impact fees	\$1440.00	\$10,800.00
Total Fees	\$6438.65	\$40,503.00 (\$3375 per unit)
<i>(1) Includes 1/4 of 4 lot subdivision fee, 1/4 of negative declaration fee and estimated engineering review fees.</i>		

Procedures and Permit Processing

Since Etna is a small community with few applications and almost no complicated applications, the processing of a residential application occurs expeditiously. Those residential projects permitted by right can be processed in a couple of weeks. This normally includes single-family dwellings, and could include multifamily as well since they are permitted by right in the R-2 and R-3 zone district. Applications are first submitted to the City to check compliance with zoning. They are then mailed to Siskiyou County Building Department for plan checking and eventual building inspection.

Discretionary permits, in Etna typically include a parcel map (subdivision of 4 or less parcels) or a variance. If a negative declaration or mitigated negative declaration is required, the total project review, hearing and decision will typically take 60-90 days. Much of this time is necessary to accommodate the agency review and circulation time for the environmental document as required by State law. Since the City does not have a Planning Commission, all discretionary projects go directly to the City Council, which meets twice a month, and also results in expedited application processing.

Those discretionary projects which are categorically exempt from CEQA, such as variances, are processed in a much shorter period of time, typically 30-45 days. Little can be done to shorten these processing times given State law requirements for processing environmental documents.

HOUSING NEEDS SUMMARY

Regional Housing Needs Allocation

Pursuant to the State Government Code Section 65584, the State Department of Housing and Community Development has developed a Regional Housing Needs Plan for Siskiyou County. This plan designates a total County need over a 7.5 year period (January 1, 2001 to June 30, 3008) of 1,699 units. This need is then spread over each community in the County, primarily based on the community's share of LAFCO financing. The share of housing for Etna is 21 units, or about 3 units per year over the 7.5 year period. Further, to attempt to provide housing for all income levels, the 21 unit share is further divided by the income groups noted in the following table. Since January 1, 2001 through July 31, 2003, five (5) new single-family residential dwellings have been constructed in Etna.

This reduces the total housing need to 16 dwellings for the remaining five-year planning

Table 22
Summary of Regional Housing Needs Plan⁽¹⁾
City of Etna

Income Level	Units Needed
Very low – 50% of median income (\$0-\$15,230)	5
Low- 50-80% of median income (\$15,231-\$24,368)	5
Low- 50-80% of median income (\$15,231-\$24,368)	4
Moderate – 80-120% of median income (\$24,369-\$36,553)	4
Above Moderate – Over 120% of median income (Over \$36,553)	8
Total	21
Median Income for Etna in 2000 was	\$30,461

(1) State Department of Housing and Community Development, based on median income from Table P77, Census 2000 Summary File 3 (SF3)

period. Three of these previously constructed dwellings were manufactured dwellings placed on foundations. The fourth is a 1196 square foot conventionally constructed dwelling, and the fifth a 1723 square foot conventionally constructed dwelling. The manufactured dwelling and the smaller conventionally constructed dwelling would qualify as "moderate" income housing, and the other "above moderate" income housing. These constructed dwelling units therefore fill the projected need for "moderate" income housing and reduce the "above moderate" income housing need to 7 units.

Between 1998 and January 2001, there were four manufactured dwellings added to the Etna housing inventory and no conventionally constructed housing. Over the five-year period 1998-2003, seventy-eight (78) percent of the dwellings constructed were manufactured homes.

Spending Limits/Overpayment

Spending limits can be established for very low to moderate income families by applying the standard for purchase of no more than three times annual gross income, and not more than 30 percent of monthly income if renting. Table 18 below displays these limits. The constraint for many residents becomes

Income Levels	Rent Limit ⁽¹⁾	Purchase Limit ⁽²⁾
Very Low	\$380	\$45,690
Low	\$381-\$609	\$73,104
Moderate	\$610-\$913	\$109,965

(1) Based on 30 percent of monthly income at upper end of income range for renting
 (2) Based on spending no more than 3 times annual income at upper end of income range to purchase a house.

apparent when the 2000 Census reports that Etna's median monthly rent is \$455 and median home values are \$88,000.

On loan applications, banks actually apply a "debt to gross income" standard, where the debt including the proposed house payment should be thirty (30) percent or less of the monthly income. With good credit the bank may go higher, but forty (40) percent is considered to be the absolute limit⁽¹⁾. Applying the "debt to gross income" standard to determine spending limits is much more difficult since credit card debt, auto payments and other debts are simply not known, nor is there a reasonable standard to apply. Regardless, assuming an applicant had only the proposed house payment and no other debt, using the thirty (30) percent standard, the maximum loan or purchasing limit would be as follows assuming a six (6) percent interest rate:

Very low income: \$380 per month, or about a \$65,000 mortgage
 Low income: \$609 per month, or about a \$100,000 mortgage

(1) Conversation with Bank of America Manager, June 2003

Since few loan applicants are debt free, these limits are most likely unrealistic for most very low and low-income applicants. A \$100 per month car payment for example would significantly reduce the money available to qualify for a house payment.

The following table reveals that 28 percent or 33 households are paying more than thirty (30) percent of their income for rent.

In contrast to the above table, Table 25 below, reveals that 53 households, or 30 percent of the total households occupied by the owner are paying 30 percent or more of their income for mortgage and selected monthly expenses (typically tax and insurance). While this percentage is slightly higher than renters (28 percent), it probably reflects a higher percentage of the population which is older and living on a fixed income. As reflected in the census data, 15 percent of these households are actually paying 50 percent or more of their income for housing and related expenses⁽¹⁾.

(1) Census 2000 Summary File 3 (SF3), Table H94

Table 24
Households Overpaying Rent⁽¹⁾
City of Etna

Rent as Percentage of Household Income	Number of Households
< 20 %	45
25-29%	12
20-24%	14
30-34%	6
35+ %	27
Not Computed	12
Total	116

(1) Census 2000 Summary File 3 (SF3), Table H71

Table 25

Households Overpaying Mortgage and Selected Monthly Costs⁽¹⁾
City of Etna

Mortgage as Percentage Of Household Income	Number of Households
Housing Units with a Mortgage	
< 20%	41
20-24%	4
25-29%	6
30-34%	9
35+%	35
Not Computed	4
Total	99
Housing Units without a Mortgage	
< 20%	61
20-24%	2
25-29%	4
30-34%	0
35+%	9
Total	76

(1) Census 2000 Summary File 3 (SF3), Table H94

Handicapped/Disabled

While disabled persons can have similar problems that other groups experience, they also have needs resulting from their particular disability which must be overcome to make their housing more convenient. Some of these amenities include wide doorways that can more readily accommodate wheelchairs, special bracing for handrails, lower countertops and switches and outlets at an appropriate height. Consequently, few houses will have these features and must be remodeled to serve the needs of the disabled. As noted by the following table, 40 percent of the City population have some disabilities. 13.8 percent of the population has a physical disability. Persons over 65 years of age account for 45.9 percent of all disabilities and 56 percent of those with physical disabilities.

Disability	Quantity
Sensory	47
Physical	108
Mental	63
Self-care	14
Go-outside-home	41
Employment	43
Total	316

(1) Census 2000 Summary File (SF3), Table P41

(1) Census 2000 Summary File (SF3), Table P41

Female-Headed Households

The 2000 Census reports that there are a total of 104 female-headed households⁽¹⁾. This compares with 96 such households in 1990⁽²⁾. In 2000, 53 of the female-headed households had children under the age of 18 years and may have special housing needs⁽¹⁾. Having to work to support their families, day care is important and can consume a large portion of their pay. These female-headed households must seek suitable housing with less disposable income than some families earning the same amount. As a result their choices are limited, and many probably pay more than 30 percent of their total income for housing. Frequently, these families end up on welfare assistance programs. Fifty nine (59) female-headed households, or 57 percent, had incomes in 1999 below the poverty level⁽³⁾.

(1) Census 2000 Summary File 3 (SF3), Table P10

(2) 1992 City of Etna Housing Element Amendment

(3) Census 2000 Summary File 3 (SF3), Table P89

Elderly Households

Many older citizens live on fixed incomes and find that, because of inflation or rent increases, a large share of their incomes are consumed by housing costs. In 2000, 24 homeowners or 30 percent of the homeowners 65 and over were paying 30 percent or more for housing costs⁽¹⁾. As people live longer lives and the population ages, and as more people move to Etna to retire, the demand for housing programs to assist seniors will increase. One option is to encourage shared housing programs

and second dwelling units. Such an arrangement not only provides companionship and reduced housing costs, it may also provide an opportunity for limited care. Another option is to provide group quarters designed for senior citizens. These units provide social opportunities and a reduction in living expenses. Multi-unit housing could benefit older, married couples that no longer wish to maintain a larger home. Lastly, since some seniors are no longer as active or mobile as they once were, a portion of this group could benefit from a rehabilitation program assistance program or help in making their homes more accessible.

(1) *Census 2000 Summary File 3 (SF3), Table H96*

Housing for Homeless Persons

The City is removed from the main travel by-ways and, therefore, transient persons in need of emergency shelter have not been a problem. The City Police Department reports that there were no recent cases of homeless persons⁽¹⁾. Further contact with two of the larger churches noted no cases of homelessness. Natural emergencies other than snow storms and flooding have not occurred in this area. Should emergencies occur, there is ample space in church, school and City facilities to temporarily house persons during snow storms or flooding. Permanent or long term housing for transients, should it be needed, is permitted in all residential (R-1-10,000, R-1-12,000, R-2, and R-3) and commercial zones (C-1 and C-2) by Conditional Use Permit. These zones all have a clause with states "other uses similar to those listed in this section", which gives the City broad authority to accommodate such activities. There are no standards in the ordinance specifically directed to this type of activity. Since the City would in most instances be dealing with emergency situations, they would, out of concern for their affected residents, approve this type of application with haste and subject to only those standards that are necessary for basic health and welfare.

Transitional housing should it be needed, would be allowed by right in all residential zones noted above for those units housing six or fewer persons. Homes for more than six persons would be permitted in all residential and commercial zones subject to issuance of a Conditional Use Permit. Given the small size of the City of Etna, this type of housing need would likely be satisfied in smaller groups of six or fewer persons. There are numerous large historic homes in the community that could be well adapted to this type of use.

(1) *Conversation with Police Chief, August, 2003*

Other Special Needs

Group Quarters: There are no group quarters located within the City. Such quarters could provide housing opportunities for those individuals with special needs such as limited care for seniors and disabled persons, day care/cooking for female-headed households and minimum facilities for one-person households. The design of the structure would consider the needs of the group proposed for residency. Group quarters for six (6) and fewer persons are permitted by right in all residential zones. They would also be permitted in multifamily and commercial zones by Conditional Use Permit.

Second Units: Second units on a residential lot are permitted by right in all residential zones and have the advantage of providing affordable housing for family persons with limited needs, or provide affordable renting for non-family renters, while at the same time providing additional income for the home owner. While none have been built in recent years, there has been increased interest to construct such units in Etna.

Mobile Homes/Manufactured Housing/Multifamily Housing: Over the past 4 ½ years (1998 to July 2003) seven of the nine single family dwelling constructed during this period were manufactured homes placed on foundations. Such dwellings are permitted by right in all zones allowing single-family dwellings. Additionally, a mobile home park was also approved for 25 units and 7 recreational vehicle sites, but has not yet been constructed. There have been no new apartments constructed for numerous years, even though there has been interest for this type of use. Vacant lands are available for these uses should demand occur.

Energy Conservation: Working through Great Northern Corporation in Weed, Etna residents can apply for a one time assistance on paying their power bill. Additionally, if their energy costs exceed ten percent of their income, especially for disabled and elderly persons, they can apply for weatherization assistance⁽¹⁾. Since Great Northern Corporation provides this service County wide, it may take as long as six months from application to construction. They will adjust their priorities based on critical need. Additionally, Pacific Power provides some off-set with their 15 percent discount Care Program for seniors and low income persons who qualify. For example, one or two person households with a total monthly income of \$1350 or less would qualify for the discount⁽²⁾. As family size increases, so does the qualifying income.

(1) Phone conversation with representative of Great Northern Corporation, weatherization program 8/19/03

(2) Phone conversation with Pacific Power representative 4/16/02

Housing Rehabilitation: The City of Etna has aggressively pursued housing rehabilitation assistance for its residents, having assisted 15 families since 1996. Seven (7) of these occurred since January 1, 2001. These families were assisted through Great Northern Corporation and CDBG grants in 1996 and 1999. An additional grant was approved for 2003 and funds will become available in the fall. Successful applicants will typically receive a loan for rehabilitation and make payments based on their income level. When the house is sold, these loans are paid off, and the monies received are placed into a revolving fund, and made available for more rehabilitation projects. With these initial grants and eventual payoffs, the City will be able to continue with this successful program for many years.

ANALYSIS OF PREVIOUS HOUSING ELEMENT

GOALS

The 1992 Housing Element contained five goals designed to support and help attain the State Housing Goal. These remain relevant to the current State Housing Goals and local concerns and opportunities and will be retained in the Housing Element Update with minor modifications.

1. Insure provision of decent housing in a wholesome environment for all persons regardless of age, race, sex, marital status, ethnic background, source of income, or other arbitrary factors.
2. Provide for housing selection by location, type, price and tenure.
3. Plan for the development of balanced residential environments with access to employment opportunities, community facilities and public facilities.
4. Encourage the revitalization of existing housing including measures for the conservation of energy.
5. Preserve the City's historical and cultural heritage through preservation and innovative re-use of historical structures.

Response: The City's goals continue to be consistent with the State goals and serve as the foundation for the establishment of the City's policies.

POLICIES

The policies below were part of the previous Housing Element. Most of these "policies" are turned into "programs" in this update as a means to clarify their intent.

1. Existing housing shall be preserved through the implementation of a housing rehabilitation program, including energy conservation measures, and the provision of adequate public facilities and services.

Response: (See Implementation comment #4)

2. Zoning policies will assure the availability of sites that can collectively accommodate a variety of housing by type, size and price for all economic segments of the City.

Response: As noted herein there are ample sites and land to accommodate the City's Regional Housing Needs Allocation for the five year planning period, plus many years thereafter. A mobile home park has been approved with 25 mobile unit spaces and 7 recreational vehicle sites. Construction has not yet started.

3. Discrimination in housing based on race, color, religion, sex, family size, marital status, national origin, ancestry or other arbitrary factors, will not be permitted. Safeguards will be instituted to insure fair housing opportunities.

Response: A good policy which will be continued in the Update. Generally, due no doubt to the small size of the community and limited growth, discrimination has not been an issue.

4. Opportunities are to be developed to facilitate the development, improvement and maintenance of a variety of housing for all economic segments of the City consistent with the identified needs.

Response: As noted above more than ample vacant land exists in all residential zone districts to provide for a variety of housing types. While the City is open to all requests, no doubt due to the weak economy, no applications for affordable housing have been submitted to the City.

5. Local, State and Federal programs shall be pursued. These are the primary means necessary to assist the City in reaching defined objectives.

Response: The City has successfully used CDBG grants in the past to help meet housing and other needs, especially housing rehabilitation as noted by the fifteen (15) units rehabilitated since 1996, seven (7) of these since January 1, 2001, and a growing revolving fund to use for housing rehabilitation.

6. The City, in its review of development proposals, should allow exceptions or revisions to City ordinances related to zoning, density, services or other incentives based on the merits of the project to provide or improve the living conditions of its residents.

Response: Few development proposals are submitted to the City due to its small size and the declining growth which has occurred in recent years. The City has recently made significant changes to its zoning ordinance which help to clarify minimal standards and provide a process for exceptions/variances when justified.

7. The City will take action on adoption of an ordinance to implement the second unit and companion unit State laws.

Response: The recently adopted revisions to the Zoning Ordinance include provisions for permitting second dwellings by right in residential zones.

8. Development within the sphere of influence shall be consistent with the City's General Plan and adopted long-term goals, policies and objectives for housing and related developments.

Response: Little development has occurred within the Sphere of influence. Should a discretionary project occur in this area, the County would request the City's recommendations on the project, and potentially modify the project if

necessary to meet the City's plans. Two annexations have occurred in the Sphere: one consisting of two large residential lots; and the other a commercial/residential area. Other than the residential lots that are partly developed, no changes have occurred on these lands. By annexing development when it does occur, will conform to City goals, policies, objectives and standards.

9. Proposed housing subdivisions in the sphere of influence should be annexed to the City as a condition of approval, to insure provision of adequate public facilities and services.

Response: See above number 8 response.

10. The City will provide information on the following (and similar) programs: participation will be encouraged:

- a. Etna Housing Rehabilitation Program
- b. California Housing Advisory Service
- c. Senior Home Repair
- d. Low-Income Weatherization
- e. Farmer's Home Administration (FmHA)
- f. HUD Section 8
- g. Cal-Vet
- h. Community Development Block Grant (CDBG) Program

Response: The City has primarily provided information on the rehabilitation and weatherization programs, both of which have been used in the City. The other programs, especially those more applicable to a new housing project have been of little interest locally, due most likely to the population decline in the City.

IMPLEMENTATION TO REACH FIVE-YEAR GOALS

New Construction

1. The City will adopt a second unit ordinance by 1993 that will allow the construction of "second units" or "granny units" on a single-family lot.

Response: The City adopted numerous updates to its Zoning Ordinance September 2003. One of the updates included the setting of standards for second units to permit them by right in conformance with the Government Code.

2. A density bonus in accordance with Section 65915 of the Government Code will be granted by the City to an interested developer in exchange for a guarantee of affordable units.

Response: The City has had no applications for multiple family development in recent years except one which was denied due to environmental wetland problems. The City does not have a density bonus ordinance. Due to the allowed density at 20 units per acre, it is unlikely builders will choose to exceed the allowable density as they attempt to maintain the small town atmosphere. Further, land and development costs are reasonable, generally not impacting the construction of affordable housing.

3. The City will encourage subdivision of large parcels to facilitate the construction of new affordable housing. Financial assistance to offset part of the cost of extending public facilities will be considered by the City as an activity for inclusion in an application to the State for CDBG Funds to assist upgrading living conditions for the residents of Etna.

Response: Numerous parcels are available (see Table 29) for single and multiple family development. However, due to the poor economy and population decline in recent years there has been very little interest in putting forth the effort and finances necessary to subdivide lands which would sell very slowly. This may change as the local economy changes. Most large parcels have public services available at or near the property line.

Housing Rehabilitation

4. The City will continue to apply to HCD for funds to provide low interest and deferred loans for rehabilitation of housing occupied and by targeted income households.

Response: Since 1996, fifteen houses have been rehabilitated with the use of two CDBG grants. An additional grant has recently been approved for 2003. This has been a successful program resulting in an established revolving fund which will provide a constant source of funding for this type of activity.

5. Several Main Street hotels are suitable for conversion into single person apartments. The City will assist an interested developer in the identification of suitable financing, and will consider this as an activity to be included in a future CDBG application.

Response: One hotel has been lost to fire in the late 1990's.

Equal Housing Opportunity

6. The City of Etna will continue participation in the Siskiyou County Fair Housing committee sponsored by the Board of Realtors.

Response: This committee no longer exists, based on a phone call to Siskiyou County Board of Realtors.

7. The City Clerk is designated as the contact for referral of fair housing complaints to the State Department of Fair Housing and Employment.

Response: There have been no complaints submitted in recent years.

Energy Conservation

8. Energy conservation information for existing housing will be disseminated by publicizing available weatherization programs.

Response: Handout information is available at City Hall and the library on these programs. This information will continue to be made available to the public.

9. Rehabilitated units will be required to include retrofit improvements such as dual pane windows, ceiling and floor insulation, caulking and weatherstripping.

Response: As part of the CDBG rehabilitation program, conservation modifications are included in the project as necessary to reduce long term energy costs.

10. New construction will be required to comply with Title 24 of the State Building Code. These requirements are approved by the Siskiyou County Building Department at the time of plan review or permit application.

Response: As noted this applies to all construction.

Economic Development

11. The Main Street Merchant's Association and the City will cooperatively seek methods to revitalize Main Street. The purpose will be to increase local employment opportunities and tourist spending.

Response: This group no longer exists, however the City is a member of the Scott Valley Chamber of Commerce which has an Etna subcommittee. These groups continue to concentrate on employment opportunities and tourism.

12. A capital improvement program will be prepared. Financial assistance will be sought to implement identified strategies from the State Development Set-Aside and HUD's Development Action Grant Program.

Response: The City prepares an annual budget and where possible applies for loans and grants to assist in the development of City facilities. Recently, the City upgraded its sewer collection system throughout the entire community to replace old systems and reduce infiltration. They received a USDA loan of \$445,000 and a USDA grant for \$1,811,850 to accomplish this work within the street rights of ways and two CDBG grants of \$500,000 each to correct deficiencies in sewer lines between the street and the building being served.

13. Large victorian homes suitable for bed and breakfast are encouraged to convert to this use as an essential part of the tourism effort.

Response: A few of the large victorian homes are being used for bed and breakfast lodging. The Zoning Ordinance permits such use by Conditional Use Permit. With only one motel in town, this type of use is desirable for tourism as well as a means to help preserve the victorian homes.

14. Increased local employment opportunities should be pursued through development of small business start-up opportunities and designation of suitable area for development. Financial assistance should be pursued.

Response: Vacant industrial and commercial lands exist in the City to accommodate business and employment opportunities. The rural environment and slow economy in the County have not helped with this objective. Small businesses can apply for small business loans and assistance through Siskiyou County Economic Council.

15. Feasibility for group quarter opportunities for targeted groups (single persons, female-headed households, disabled, seniors, etc.) should be researched and implemented if a need is identified.

Response: While a need exists, especially for seniors, nothing has been developed. At least one property owner researched the matter on one site, but apparently could not solve some of the financial limitations resolved with the development of the site and are seeking other development options.

16. Senior group housing opportunities should be pursued.

Response: See number 15 above.

IMPLEMENTATION TABLES

The latest housing goals were for the period 1992-1997, which projected 15 units needed for the period, and 24 low and very low-income family dwellings to be rehabilitated. Unfortunately, building permit data before 1998 is difficult to retrieve by either the City or

Table 27
Housing Goals By Income Group
City of Etna

Income Group	New Construction		Rehab	
	Projected	Actual	Projected	Actual
Low	5	0	12	8 ⁽¹⁾
Other Low	5	0	12	
Moderate	5	3	0	
Above Moderate	0	0	0	
Total	15	3 ⁽²⁾	24	15 ⁽¹⁾

(1) 15 have been completed since 1996, seven have occurred since January 1, 2001.

(2) Data prior January 1, 1998 is not readily available in the County system.

County Building Department. Therefore, the Table below projects the 1992-1997 period, but reports only 1998 to January 1, 2001 data.

GOALS AND OBJECTIVES, 2003-2008

Section 65583(b)1 of the State Government Code requires a Housing Element to have a statement of goals, quantified objectives, and policies relative to the maintenance, preservation, improvement, and development of housing. Further, 65583(c) states that a five-year schedule of actions must be identified that the community intends to undertake to implement the goals and objectives. Below is a statement of goals, objectives, programs, schedules for implementation, financing and the department or group responsible for pursuing the implementation.

GOAL HE-1. ENSURE PERSONS ARE PROVIDED A CHOICE OF HOUSING LOCATIONS WITHIN THE COMMUNITY REGARDLESS OF AGE, RACE, SEX, MARITAL STATUS, ETHNIC BACKGROUND, SOURCE OF INCOME, HANDICAP OR DISABILITY.

Program: To help those who may be victims of discrimination, posters from the California Department of Fair Employment and Housing will be placed in the City Hall, Police Department, and public library.

Responsible Department: City Clerk
Financing: City General Fund
Objectives: To give assistance to potential victims of discrimination.
Time Frame: 2004

Program: The City Clerk is designated as the contact for referral of fair housing complaints to the State Department of Fair Housing and Employment.

Responsible Department: City Clerk
Financing: General Fund
Objectives: To efficiently advise the State Department of possible violations of the State Fair Housing and Employment laws.
Time Frame: Continuous

Program: Building permit processing and inspections for individuals with disabilities shall be given a high priority.

Responsible Department: Siskiyou County
Building Department and City Clerk
Financing: General Fund
Objectives: To assist the handicapped and disabled individuals, when making necessary housing

modifications to accommodate their handicap or disability.

Time Frame: As needed

Program: Where possible, without creating liability for the City and not creating an impact on the neighbor, the Zoning Ordinance and Building Codes will be amended giving the City Council authority to make minor modifications of the Codes as may be desirable to accommodate the particular needs of the handicapped and disabled.

Responsible Department: City Council

Financing: General Fund

Objectives: To accommodate those needs of the handicapped and disabled that are minor in nature, but may otherwise conflict with Building and Zoning Codes.

Timing: 2005

Program: Should it be determined that modifications noted in the above program are not minor, but significant, and could have an impact on the neighborhood, and a Variance must be processed, the City Council will be advised that they must balance the standard requirements for a Variance with the provisions of the Federal Fair Housing Act and the California Employment and Housing Act.

Responsible Department: City Council

Financing: General Fund

Objectives: Provide decision consistency with State and Federal law, assisting the disabled and handicapped to the extent possible within the limits of law.

Timing: When applications are submitted.

Program: To provide reasonable accommodation to the handicapped and disabled, upon applying for building permits, applicants will be given an information sheet which describes the accommodations noted in above Programs plus other accommodations already existing in City Codes.

Responsible Department: City Clerk

Financing: General Fund

Objectives: Make readily available to disabled and handicapped individuals the accommodations that may be available to them to help them in the permit process.

Timing: Fall 2004

GOAL HE-2. PROVIDE FOR A RANGE OF HOUSING SELECTION BY LOCATION, TYPE, INCOME LEVEL AND TENURE.

Program: During the update of the General Plan, the City will review the mix of land uses and zoning to ensure housing opportunities by location, type, income level and tenure.

Responsible Department: City Council
Financing: General Fund
Objectives: To ensure the General Plan and Zoning do not restrict housing opportunities.
Time Frame: Spring 2004

Program: The City will review the Government Code Section 65915 regarding density bonuses and amend the Zoning Ordinance, establishing procedures for bonuses should such be desirable for a local project as a means to guarantee long term affordable housing.

Responsible Department: City Council
Financing: General Fund
Objectives: To bring the Zoning Ordinance into consistency with State Law and encourage affordable housing.
Time Frame: Summer 2004

Program: The City will monitor the supply of vacant lands to ensure there are always sufficient lands available for all types of housing opportunities. While this is not a critical current issue, should development pressures increase prior to the next 5-year Housing Element update, this monitoring may be necessary.

Responsible Department: City Council
Financing: General Fund
Objectives: To ensure a reasonable supply of vacant land is available for all types of housing.
Time Frame: 2006 -2008

Program: As developers inquire locally about residential project potentials, they will be advised of the need for affordable housing, especially for seniors and families. This may include group homes for seniors, senior apartment complexes, mobile home parks, second dwellings and apartments of sufficient size for families.

Responsible Department: City Council, City Clerk
Financing: General Fund
Objectives: To increase interest in providing affordable housing locally.
Time Frame: Continuous

Program: Encourage the development of affordable housing by maintaining low fee requirements. When fee increases are necessary, whenever possible, maintain lower fees for projects proposing affordable housing.

Responsible Department: City Council
Financing: General Fund/Revolving Fund
Objectives: Keep development fees affordable, especially on affordable housing.
Time Frame: 2005

Program: Review effectiveness of the updated Zoning Ordinance, and make revisions if it is found the ordinance provisions are creating unusual constraints on affordability and housing availability.

Responsible Department: City Council
Financing: General Fund
Objectives: Remove housing affordability and availability constraints.
Time Frame: 2006

Program: Encourage the development group quarters or other housing for seniors, granting exceptions to the Zoning Ordinance, or using other funds if available to aid in the development of senior housing

Responsible Department: City Council
Financing: General Fund/CDBG
Objectives: Provide affordable housing for Etna's senior citizens.
Time Frame: 2004-2008

Program: The City will amend the Zoning Ordinance to allow emergency shelters with a Conditional Use Permit in the R-3, C-1, C-2 and M-1 zone districts.

Responsible Department: City Council
Financing: General Fund/Revolving Fund
Objectives: Provide a means to house persons when an emergency has resulted in a need for shelter beyond the few days such need is typically handled in churches and City buildings. **Time Frame:** 2004-2005

GOAL HE-3. PLAN FOR THE DEVELOPMENT OF BALANCED RESIDENTIAL ENVIRONMENTS WITH ACCESS TO EMPLOYMENT OPPORTUNITIES, COMMUNITY FACILITIES AND PUBLIC FACILITIES.

Program: Development within the Sphere of Influence shall be coordinated with Siskiyou County in an attempt to be consistent with the City's General Plan and adopted long-term goals, policies and objectives for housing and related developments.

Responsible Department: City Council
Financing: General Fund
Objectives: Review all projects in the Sphere of Influence and provide recommendations to the County, as a means to ensure consistency with Etna's General Plan.
Time Frame: Continuous

Program: Convince property owners and Siskiyou County prior to project approval that proposed housing subdivisions in the Sphere of Influence should be annexed to the City to ensure provision of adequate public facilities and services.

Responsible Department: City Council
Financing: General Fund
Objectives: To maintain control over residential development, which if not annexed, may some day impact or desire City services.
Time Frame: Continuous

Program: The City, in its review of development proposals, should allow exceptions or revisions to City ordinances related to zoning, density, services or other incentives based on the merits of the project, when it is the intent of the developer to provide affordable housing for local residents. This could include the use of CDBG funds to assist in the cost of public improvements.

Responsible Department: City Council
Financing: General Fund/CDBG grant funds/Home Program/Work Force Housing
Objectives: To aid in the development of affordable housing.
Time Frame: Continuous

GOAL HE-4. ENSURE THE QUALITY, SAFETY AND LIVABILITY OF EXISTING HOUSING BE MAINTAINED, INCLUDING MEASURES FOR THE CONSERVATION OF ENERGY, AND THAT DILAPIDATED HOUSING BE REPLACED.

Program: Existing housing shall be preserved through the implementation of a housing rehabilitation program, and the provision of adequate public facilities and services.

Responsible Department: City Council
Financing: CDBG grants/revolving rehabilitation fund
Objectives: Improve the safety and livability of existing housing stock.
Time Frame: 2004-2005 existing grant, apply for new grant 2006-2008.

Program: Rehabilitation, energy conservation and weatherization program information for existing housing will be disseminated by publicizing these programs with handouts available at public locations and through the City newsletter.

Responsible Department: City Council, City Clerk
Financing: CDBG grants/revolving rehabilitation fund
Objectives: To keep the public aware of programs that may help improve their living environments and finances.
Time Frame: Posting continuous, newsletter at least twice annually.

Program: Rehabilitated units with CDBG funds will be required to include retrofit improvements such as dual pane windows, ceiling and floor insulation, caulking and weather stripping to reduce energy costs.

Responsible Department: City Council
Financing: CDBG grants/revolving rehabilitation fund
Objectives: To lower energy costs for homeowners.
Time Frame: Upon approval of rehabilitation loans.

Program: Provide code enforcement as a means to maintain safe and decent housing, utilizing the Siskiyou County Building Department, responding to complaints or obvious potential code violations. The removal of dilapidated housing will be encouraged, and where possible CDBG funds used to provide replacement housing.

Responsible Department: City Council/Siskiyou Building Department
Financing: CDBG grants/revolving rehabilitation fund

Objectives: To correct code violations which may be affecting safety and decent living conditions, and remove unsafe dilapidated structures.

Time Frame: Continuous upon complaint or other evidence a hazard may exist.

GOAL HE-5. PRESERVE THE CITY'S HISTORICAL AND CULTURAL HERITAGE THROUGH PRESERVATION AND INNOVATIVE RE-USE OF HISTORICAL STRUCTURES.

Program: The City will encourage the innovative re-use of historical structures through the Conditional Use Permit process, allowing those innovative uses that help to preserve the structure without negatively impacting the neighborhood.

Responsible Department: City Council
Financing: General Fund/Application fees
Objectives: To preserve buildings representing Etna's history and where possible provide housing options.
Time Frame: Upon submittal of appropriate applications.

Program: Encourage the rehabilitation of historic residential structures and assist in application procedures for inclusion on the historic register. Provide City recognition of well done rehabilitated historic dwellings.

Responsible Department: City Council
Financing: General Fund
Objectives: To encourage the preservation of historic structures.
Time Frame: Upon request from property owner and when rehabilitation has been completed.

The following quantifies the goals for new residential construction and rehabilitation of existing structures by income group.

Income Group	New Construction	Rehab	Conserved
Very low	5	12	12
Other Low	4	12	12
Moderate	0	0	0
Above Moderate	7	0	0
Total	16	24	24

Table 29

VACANT RESIDENTIALLY ZONED PARCELS, JULY 2003

Vacant Single Family Zoned Parcels (small lots) (R-1-10,000 & R-1-12,000 zones):

056-021-17
056-021-14
056-031-28
056-031-23
056-032-20
056-041-30
056-072-03
056-081-04
056-082-04
056-102-03
056-111-12
056-111-16
056-113-15
056-123-07
056-123-04 west 1/2
056-181-05
056-191-09
056-201-07
056-221-04
056-231-20
056-231-21
056-231-22
056-241-06
056-251-08
056-251-03
056-261-06

Vacant Single Family Zoned Parcels (1-5 acre parcels) (R-1-10,000 & R-1-12,000 zone):

056-122-06
056-161-06
056-161-24
056-161-26 & 29
056-221-07
056-231-24
056-261-06
056-261-07

Vacant Single Family Zoned Parcels (5 acre parcels) (R-1-10,000 zone):

056-151-12
056-171-06
056-191-14
056-201-05
056-221-10
056-223-16
056-270-01 and 02

Table 29

VACANT RESIDENTIALLY ZONED PARCELS, JULY 2003

Vacant Multifamily Zoned Parcels (R-3 Zone):

056-271-01 (portion)	2.8 acres
056-281-27	15.8 acres
056-281-28	.28 acres
056-281-29	.29 acres
056-281-07	.52 acres
056-281-03	1.20 acres
056-011-29	3.52 acres

Vacant Mobile Home Zoned Parcels (M-H zone):

056-272-77 (portion)	4.7 acres
056-231-10 (portion)	6.5 acres

V. SAFETY ELEMENT

The purpose of the Safety Element is to introduce safety considerations into the planning process in order to reduce loss of life, injuries, property damage, and social and economic dislocation due to seismic activity, fire, flooding, and other natural hazards. The major safety concerns in the City of Etna planning area are fires, wildfires, flooding, and the limited but possible impact of volcanic activity from Mount Shasta.

In addition to the information contained herein, the City of Etna participated in the development of a Multi-Jurisdictional Local Hazard Mitigation Plan for Siskiyou County. The Multi-Jurisdictional Local Hazard Mitigation Plan (LHMP) for the City of Etna planning area was developed in accordance with the Disaster Mitigation Act of 2000 (DMA 2000) and followed FEMA's Local Hazard Mitigation Plan guidance. The LHMP incorporates a process where hazards are identified and profiled, the people and facilities at risk are analyzed, and mitigation actions are developed to reduce or eliminate hazard risk. The implementation of these mitigation actions, which include both short and long-term strategies, involve planning, policy changes, programs, projects, and other activities. The LHMP is incorporated into the City of Etna General Plan Safety Element by reference and is available on the City's website.

Fire Hazards - The primary fire hazard is from structural fires. Fire protection is provided by the City of Etna through a trained volunteer fire crew. Mutual aid agreements are in effect with the California Department of Forestry for wildfires outside the jurisdiction of the City. The fire station is centrally located on Main Street and Callahan Street. The City also operates an ambulance service.

While the area has not experienced wildfires in or near the City of Etna, forest lands do abut the City on its westerly edge. A fire in this area accompanied by high winds could severely impact the west side of the community.

Flood Hazards - Studies completed by the U.S. Federal Emergency Management Agency (FEMA) in March 4, 1980, identified the 100-year Flood Boundary on Etna Creek and Johnson Creeks. Additionally, two other smaller drainage areas exist which could flood. These are located southerly of Woodland Street and along a drainage swale which lies mostly north of Butcher Street, and crosses over Center Street.

The greatest flood potential exists within the southeastern part of Etna near Etna Creek. This large area can flood to depths of 1-3 feet over much of the identified flood plain. While most of this area is pastureland, there are numerous dwellings and a few businesses in this location. The Flood Insurance Rate Map (FIRM) (Figure 3), identifies these areas of flooding concern. Development in the flood plain must meet FEMA standards, or neither the City nor the property owner will qualify for flood insurance. Development typically is not permitted in areas designated as "floodways" where the main water-moving channel is located. The Etna Creek floodway lies outside the City along the main Etna Creek channel. The City has adopted flood plain regulations consistent with FEMA standards.

Seismic Hazards - Seismic safety consists of an identification and appraisal of seismic hazards, including surface ruptures, ground shaking and the possibility of mud and landslides. All of Siskiyou County is located in Seismic Zone 3 and all new construction must meet the applicable requirements of the California Building Code. It is currently impossible for any person or piece of equipment to predict the intensity, location or time of the next earthquake. From the technical

information in the County Seismic Safety Element (adopted January 21, 1976), the following are assumed regarding earthquakes in the Etna area:

1. *Maximum Intensity* - Moderate level (VI - VII Mercalli Scale).
2. *Location* - No evidence of quakes in the Etna area, however several large earthquakes have occurred in northeastern and north coastal California.
3. *Time* - Several occurrences over a decade in the area from Northern California to Southern Oregon and Western Nevada are likely.
4. *Structural Damage* - An earthquake of moderate intensity will probably cause damage to brick or un-reinforced concrete structure. Much of the Main Street historical area has construction of this type and buildings will probably suffer major structural damage.
5. *Infrastructure Damage* - Water and sewer mains will probably suffer from rupture from a moderate intensity earthquake. Electrical and telephone lines may be temporarily out of service. There are no natural gas mains within the City of Etna.

Volcanic activity from Mount Shasta is a probable event and represents a slight hazard to the City of Etna from ash, depending on the prevailing winds at the time.

Snow Removal - The management of snow accumulation can play an important role in the design of community facilities. When large accumulations do occur, removal and storage can become a significant problem. To relieve the problems associated with such an event, it is important to have snow storage areas in parking lots and adequate street width to maneuver plows, store snow and still provide for on street parking to the extent needed. Fortunately, Etna normally does not receive large quantities of snow. Regardless, City standards for street width and parking lot design should recognize this need and accommodate snow storage.

GOALS AND POLICIES – SAFETY ELEMENT

GOAL SF-6 PROTECT THE RESIDENTS AND VISITOR TO THE CITY OF ETNA FROM THE LOSS OF LIFE AND PROPERTY FROM FIRE.

Objective: The manner in which lands are developed can greatly influence the level of fire risk that could occur. It is the objective of this goal to reduce the likelihood of a fire loss through preventative measures in project development.

Program 6-A: Ensure that all proposed developments are reviewed for fire safety standards by the Fire Chief, including adequate fire flow supply and access.

Program 6-B: Coordinate project reviews with the California Department of Forestry on all projects located near a potential wildfire source.

Program 6-C: Encourage continued use of educational programs in schools and service clubs by the fire protection personnel to foster public awareness.

Program 6-D: Prepare a long-term capital needs budget for the fire, ambulance, water supply and storage, based on projected growth.

GOAL SF-7 PROTECT LIVES AND PROPERTY OF THE RESIDENTS OF ETNA FROM THE RISK OF FLOODING.

Objective: The location and relative risk from flooding has been identified, and loss from flooding can be significantly minimized through preventative measures.

Program 7-A: Permit only low density and intensity of development in identified flood plains. The density in the Etna Creek flood plain should not exceed 1 unit per 5 acres to reduce the quantity of structures ultimately affected by flooding, and to reduce the cumulative effect on the flood elevation caused by placing structures in the floodplain on landfills.

Program 7-B: Continue to work closely with FEMA and the U.S. Corps of Engineers to define and seek remedies for flooding problems and periodically update the flood ordinance.

Program 7-C: Prohibit fill or encroachments within the designated floodplain that would impair its ability to carry and discharge the waters resulting from a 100-year flood, except where the effect on flood heights is fully offset by stream improvements.

GOAL SF-8 *REDUCE THE POSSIBILITY OF INJURY, LOSS OF LIFE, AND PROPERTY DAMAGE AS A RESULT OF VOLCANIC ACTIVITY.*

Objective: Etna is located near enough to Mount Shasta to feel effects of earth movement should the mountain experience significant volcanic activity. It is the objective of this goal be prepared should such an event ever occur.

Program 8-A: To participate with Siskiyou County in the development or review of an Emergency Services Plan which integrates responses to natural disasters.

Program 8-B: Participate in planning issues for the development of an emergency plan for the possible eruption of Mount Shasta. Inform the residents of the plan's content and implications.

GOAL SF-9 *REDUCE THE LOSS OF LIFE, INJURIES, DAMAGE TO PROPERTY, AND SOCIAL AND ECONOMIC DISLOCATION RESULTING FROM SEISMIC ACTIVITY OR OTHER CATASTROPHIC EVENT.*

Objective:

Program 9-A: All emergency personnel and facilities should develop the capability to function when utility services are interrupted.

Program 9-B: The domestic water system should have a method for retaining stored treated water for emergency use

Program 9-C: Maintain enforcement of safety standards for new construction contained in the California Building Code for seismic zone 3.

VI. PUBLIC FACILITIES ELEMENT

The purpose of this section is to recognize the interrelationship between land use and the orderly provision of public facilities.

Sewage Collection – This City provides collection, treatment and disposal of sewage within the City limits. The treatment plant is located outside and northeast of the City, easterly of the rodeo grounds. The treatment is provided in an aerated lagoon system with zero discharge. The plant is designed for a dry weather flow of 0.325 million gallons per day and in 2004 experienced an average dry weather flow of 0.11 million gallons per day. This equates to approximately 140 gallons per day per capita. If this ratio continues, the plant could accommodate a population of over 2000 persons. In 1984, an additional treatment pond was added, and repairing some of the older deteriorated sewer mains reduced infiltration caused by deteriorated lines. These improvements were designed to provide sufficient capacity to serve a population of 1,100 persons. Based on the current dry weather flows, the plant would appear to have a far greater capacity. Infiltration was further reduced with additional work in 2003 resulting in the replacement of many sewer lines and lateral connections.

Domestic Water – In 1984, improvements were made to the intake and raw water delivery system to provide additional water during peak demand periods. A gravity system is provided from a concrete diversion dam located on Etna Creek, and feeds two water storage tanks with a storage capacity of 300,000 gallons. Water meters were installed for each connection. There is a design capacity for a community of 1,100 persons. However, since the water source is Etna Creek, during drought conditions this level of service cannot be assured. While water restrictions have not been needed, storage levels have been low at times. A water study determined there is ample water supply and delivery system to serve the project population for the next 20 years. Some improvements and added storage are necessary to maintain fire flow and supply in drought years.

Solid Waste Disposal – The County operates a containerized drop off system. Each residential or commercial user must, individually or by contract, deposit garbage or refuse into the containers. The containers are dumped at the State approved, County-operated solid waste disposal site in Yreka.

Parks & Recreation - The City has a park and ball field located on Howell Avenue, south of the high school. Additionally, the City owns a swimming pool in this area. These sites combined contain 7.75 acres. This amounts to a ratio of 9.9 acres per each 1,000 population. This is well in excess of the 3-5 acres per thousand standard generally accepted as being desirable for a small community. The high school and elementary schools have lands on their campuses that are also used for recreation. As the community grows the City should seek opportunities for development of a neighborhood park of 1-3 acres in size. This should preferably occur in the eastern side of the City to increase accessibility of parks to residents in that area.

Fire Protection - The City of Etna has a volunteer fire department with station and equipment located downtown at Main and Callahan Streets. In addition the City provides an ambulance services. The California Department of Forestry is also

available should a City fire threaten forestlands near the City. If the community grows as projected, the volunteer fire department should be able to effectively serve the community. If growth occurs beyond the projections of this Plan, steps may need to be taken to shift more to a full time staff.

Police Protection - The City provides its own full time police staff. In addition, the County Sheriff has a station located in Etna, which is primarily dedicated to serve the rural area. Continued growth of the community can be accommodated with expansion of the police department as needed to meet the demand.

City Hall - The current City Hall which provides administrative services for the City, is located downtown on Main Street. The City Hall is a two-story building, with administrative offices and City Council meeting room on the ground floor, and an auditorium on the second floor. While adequate space is available to accommodate current staff needs, the floor plan of the historic building needs to be remodeled to improve efficiency and handicapped accessibility.

GOALS AND POLICIES – PUBLIC FACILITIES

GOAL PF-10- TO MAKE URBAN SERVICES AVAILABLE TO THOSE LANDS, WHICH UNDER THE LAND USE ELEMENT, ARE PROPOSED FOR DEVELOPMENT IN THE FORESEEABLE FUTURE.

Objective: To ensure there are adequate public services (sewer, water, fire, police and recreation) available to accommodate development as it occurs.

- Program 10-A:** The City will develop fees and procedures to maintain a reasonable level of services based on projected demand, and ensure that new development does not place an undue burden upon existing public services.
- Program 10-B:** The City may modify, phase or deny projects to prevent over-development of public facilities and systems in advance of demand to ensure that no inequitable financial burden is imposed on current users.
- Program 10-C:** Consider programs to reduce impacts on public facilities from new development. This could include off-site improvements, over sizing of water and sewer lines, impact fees and connection fees, and reimbursement agreements for extending facilities beyond the project (or over sizing).
- Program 10-D:** Prepare a Capital Improvement Plan, which identifies the needed improvements based on growth projections.
- Program 10-E:** The City should explore opportunities for development of a neighborhood park of 1-3 acres in the eastern section of the community to serve existing and future development in that area.

Program 10-F: City Hall should be remodeled to more effectively accommodate the needs of administrative staff and to make the building handicapped accessible.

VII. CONSERVATION ELEMENT

Legal Basis and Requirements - This Element combines the Open Space Element and Conservation Element. Government Code Sections 653029(d) and 65302(e) require that the General Plan include:

"A conservation element for the conservation, development, and utilization of natural resources including water and its hydraulic force, forests, soils, rivers and other waters, harbors, fisheries, wildlife, minerals, and other natural resources."

Government Code Section 65560 requires that the General Plan for open space include:

"An open space element for the preservation of plant and animal life, including habitat for fish and wildlife; for the managed production of resources including forest lands, rangeland, agricultural lands and areas of economic importance for the production of food and fiber; for the enjoyment of outdoor recreation with access to scenic views, lakeshores, beaches, river and streams; and areas requiring special management of hazardous or special conditions for the public's health and safety."

The purpose of the Conservation Element is to identify local natural resources and develop goals, policies and programs to secure preservation and enhancement of natural resources.

Soils – The soils of the Scott River Watershed are varied. Some soils remain in place over bedrock while others are composed of materials from many sources. Soils in this watershed have been classified as to their ability to withstand loads placed upon them by building foundations. Soils in the Etna area have a moderate soil pressure limitation, a slight shrink swell behavior, and severe limitation rating for septic tank leach fields, mostly due to the high water table. Since the City provides sewer service throughout the community, the septic limitation is not a concern. The City of Etna soils have a slight to moderate potential for erosion, which as long as reasonable care is taken in planning, design and construction, there will be minimal erosion potential, which follows, details the characteristics of the six soil types that cover the City of Etna and adjacent area:

Table 30
Etna Planning Area Soil
Characteristics and Limitations

(Summarized from Soil Survey of Siskiyou County Prepared by United States
Department of Agriculture and Soil Conservation Service)

Soil Type	Depth Potentia 	Special Characteristics	Water- Erosion	Shrink-Swell Potential
104 Atter very gravely sandy loam, 0-5% slope	18"-60"	Severe flood	Slight	Low
105 Atter very cobbly sandy loam, 0-5% slope	18"-60"	Severe flood	Slight	Low
106 Atter very bouldery loam fine, 0-5% slope	23"-60"	-----	Moderate to high	Low
115 Boomer loam, cool 5-30% slope	40"-60"	Severe slope	Moderate to high	Low-Moderate
136 Diyou loam 0-2% slope	60" plus	Severe flood	Slight	Low-Moderate
137 Diyou loam, drained 0-2% slope	60" plus	Severe flood	Slight	Low-Moderate

Forest and Vegetation – There are varying densities of mixed or uniform stands of marketable timber in the vicinity of Etna. Most of the timber is located on the higher moisture sites of the north and east facing slopes. The western side of the City does encroach upon marketable timber resources. Vegetation in the valley is as complex as the topography, rainfall and soils. Vegetative cover in or near the City includes irrigated farmlands, open land, dry farmland, and some brushy areas. Covers in these brushy areas include: thorn-apple thickets, willows, wild chokecherry, and a few cottonwoods. The under story vegetation is annual and perennial grasses, wild rose bushes, weeds, and hemlock.

Climate – The climate of the area is characterized by warm dry summers and moderate wet winters. Annual precipitation ranges from seventy (70) inches in the western mountains to twenty (20) inches over the valley floor. The City of Etna is expected to average between twenty (20) and thirty (30) inch annually. Most of the precipitation occurs during the months of October through March. The average length of the growing season between 32- degree frosts is approximately one hundred and forty (140) days.

Air Quality – The City of Etna is located in a region identified as the Northeastern Plateau Air Basin, which includes Siskiyou, Modoc and Lassen Counties. This larger air basin is divided into local air districts, which are charged with the responsibility of implementing air quality programs. The local air quality program affecting Etna is the Siskiyou County Air Pollution Control District (SCAPCD).

Within the SCAPCD, the primary source of air pollution is the motor vehicle. In response to this source of pollutants, the state legislature adopted the California Clean Air Act which requires local air districts to develop measures to reduce emissions from mobile sources. The SCAPCD reviews land development projects as part of the California Environmental Quality Act process to determine air quality impacts, and apply local rules as a means to mitigate air quality impacts from the project.

Air quality standards are set at both the state and federal levels of government. When the pollutants within an area are below the allowed standards, that area is considered to be in attainment with the standards.

Etna and Siskiyou County do not have significant air quality problems and are considered to have attained all Federal and State Air Quality Standards except PM10. PM10 is typically particulate matter from slash burning, woodstoves, and similar activities. Since the only air quality measuring stations are located in The Cities of Yreka and Mount Shasta, precise data for Etna is not available.

The Scott Valley experiences relatively limited wind activity except for winter storms. Lack of air movement is occasionally a problem as winter fog can cover the valley for periods of two weeks or more. As the valley is urbanized there will be a greater concentration of motor vehicles and wood burning stoves, which when combined with stagnant air, may cause an increase of local air pollutants. On the positive side there has been a change in recent years, shifting away from wood burning stoves, and instead provide heating with kerosene stoves.

Fish and Wildlife – The Scott River drainage is a free flowing tributary to the Klamath River, and as such is a valuable fishery resource for migratory fish as well as resident species. The Soil Conservation Service identifies Etna Creek, lying southeasterly of the City, as a resident trout stream. Deer winter ranges in the Scott Valley are a critical link toward maintaining the deer herds that summer in the Marble, Salmon and Trinity Mountains. The Soil Conservation Service identifies those areas of importance to the preservation of wildlife. The City of Etna is included in an area designated as a deer summer range. Additional data can be found in the Scott Valley Area Plan prepared by the Siskiyou County Planning Department.

A search was made of the California Department of Fish and Game Natural Diversity Data Base to determine if there are any rare, endangered or threatened plants or animals in the Etna area. There are two plants found in the area considered to be special plants. They are: *Botrychium pinnata*, (northwestern moonwort) and *Chaenactis suffrutescens* (Shasta chaenctis). Neither is considered to be sensitive at this time, and neither is listed on either the Federal or State list of sensitive plants.

Hydrology – Groundwater in the Scott River Watershed is limited to the alluvial valley fill and to bedrock joints and fractures. This is the only significant source of groundwater in the area. Bedrock formations are massive and yield water only through fractures and joints, and are considered non-water bearing. The City of Etna receives its domestic water from a concrete diversion dam located on Etna Creek and currently does not rely on groundwater sources.

GOALS AND POLICIES – CONSERVATION

GOAL CO-11 TO ENSURE A BALANCED ENVIRONMENT WHERE PHYSICAL DEVELOPMENT CAN OCCUR WITH MINIMAL ADVERSE EFFECT ON THE NATURAL RESOURCES OF THE AREA.

Objective: Etna contains natural creeks, drainage ways, wetlands and floodplains within the City and timber and agricultural uses immediately adjacent to City. It is the objective of this goal to recognize the need to protect and enhance these resources as development proposals are reviewed.

- Program 11-A:** Encourage development in areas of least environmental sensitivity, and the use of environmentally innovative techniques in any new development
- Program 11-B:** Require measures to mitigate erosion and water pollution on earth disturbing activities. Best management practices shall be incorporated into all development approvals.
- Program 11-C:** To protect agricultural or timber uses adjacent and outside of the City from urban impacts, projects located adjacent to such lands shall provide adequate fencing between the urban and agricultural use to discourage trespass. Additionally a "right to farm" notice shall be recorded with any property created adjacent to agricultural and timber uses to advise future owners of the potential impacts that may occur from the adjacent use.

GOAL CO-12 PROTECT THE HIGH QUALITY OF AIR AND WATER RESOURCES CONSISTENT WITH ADOPTED STATE AND FEDERAL STANDARDS.

Objective: The objective of this goal is to work with development to ensure that their contribution to air quality, particularly dust, is kept as low as possible.

- Program 12-A:** Through the project review process, minimize adverse affects on the community of odor and emissions generated by industrial uses and grading activities.
- Program 12-B:** Work with Siskiyou County Air Quality Management District in efforts to maintain air quality standards and to minimize air quality impacts associated with new development.
- Program 12-C:** Where practical, during the rehabilitation of houses under the Community Development Block Grant program, require the replacement of woodstoves as the main heat source with a heating source that will have less impact on the PM10 standard.

GOAL CO-13 PRESERVE ALL OUTSTANDING AREAS OF NATURAL VEGETATION AND FISH OR WILDLIFE HABITAT.

Objective: Only a few areas exist within the City with natural habitat for fish or wildlife. However, those few wetlands, creeks, and drainage areas should be protected when practical. It is the objective of this goal to consider fish and wildlife habitat during project reviews, and when practical accommodate these features into the project.

Program 13-A: Provide for protection of all identified rare or endangered species in the area through project review.

Program 13-B: During project review retain all stream influence areas in their natural condition, including riparian vegetation.

VIII. OPEN SPACE ELEMENT

The Open Space Element has the clearest statutory intent of all nine elements, and next to the Land Use Element, is the broadest in scope. Government Code Section 65562 states:

"It is the intent of the legislature enacting this article: a) To assure that cities and counties recognize that open-space land is a limited and valuable resource which must be conserved whenever possible. b) To assure that every city and county will prepare and carry out open-space plans which, along with state and regional open-space plans, will accomplish the objectives of a comprehensive open-space program."

The element typically identifies all parcels or areas of land that are essentially unimproved and should be devoted to an open space use. Open space can be lands used for: preservation of natural resources (wetlands, wildlife habitat, creeks), managed production of resources (agricultural and forest lands), outdoor recreation (parks, trails scenic corridors), and areas for public health and safety (floodplains). A map is included showing existing open space uses (See Figure 4).

Being a small community, open space is typically not a critical concern since open spaces exist all around the community and are highly visible. Significant quantities of undeveloped land also exist within the community, some of which will remain at a low intensity of development due to physical limitations such as flooding. The feeling of being crowded that may occur in a larger community does not exist in Etna, since it is surrounded by mountain and agricultural views and open spaces. The following table summarizes the amount of open space within the City and the Sphere of Influence.

Table 31
Public and Quasi-Public Open Space Lands

	Acres ⁽¹⁾
Land in City:	
City Park	8.6
Water Reservoir	5.0
City Pool	1.7
High School	48.6
Elementary School	5.7
City Total:	69.6 acres
Land in Sphere:	
Cemetery	12.0
Sewerage Treatment Plant	28.0
Rodeo Grounds & Ball Park	18.0
Sphere Total:	58.0 acres

(1) Approximate acres

GOALS AND POLICIES – OPEN SPACE

**GOAL OS-14 - TO PRESERVE AND ENHANCE OPEN SPACE LANDS,
MAINTAINING THE NATURAL CHARACTER OF THE CITY OF
ETNA.**

Objective: Even though open space in a small community is not as critical as it may be in a larger urban area, even small open spaces scattered throughout the City benefit the community, adding to its character and livability. It is the objective of this goal to maintain open space where possible to maintain and enhance the small community environment.

- Program 14-A:** Encourage both public and private ownership and maintenance of open space land.
- Program 14-B:** Support state or local property tax incentives that would allow property owners to preserve their land as open space.
- Program 14-C:** Protect productive agricultural and timberland through buffers from sensitive uses as a means to prolong the economic use of this open space.

Program 14-D: Protect natural areas along creeks and drainages by creating setbacks from riparian environments and incorporating the creek into project design.

GOAL OS-15 – CONTINUE TO IMPROVE THE BEAUTY OF THE CITY.

Objective: Etna is an attractive community with well-maintained homes and yards. This feature is attractive to new residents and makes the community more enjoyable and pleasant for existing residents. It is the objective of this goal to continue to improve the appearance of the City.

Program 15-A: Work to develop scenic and/or landscape greenbelt corridors along State Highway 3.

Program 15-B: Utilize code enforcement as a means to eliminate property deterioration, and accumulation of trash and junk that negatively impacts adjacent property and beauty of Etna.

Program 15-C: Modify the Zoning Ordinance to require landscaping in commercial and industrial parking lots.

Program 15-D: Require street trees to be provided in new development, and encourage citizens to provide street trees on those streets where street trees do not exist.

Program 15-E: Maintain sign standards in the Zoning Ordinance which will keep signs in scale with a small community, and whenever possible, compliment the City's historic theme.

IX. TRANSPORTATION ELEMENT AND NOISE ELEMENT

CIRCULATION ELEMENT

The Circulation Element describes and analyses various modes and routes of transportation available to the public, including roads, airports, and commercial carriers. The ability of the transportation system to accommodate demands within the planning area generated by the land use plan is the central issue addressed.

Highway System - Primary access to Etna is from State Highway 3, connecting to Interstate 5, 25 miles to the north of Yreka, and State Highway 299, 75 miles to the south in Weaverville. This is considered to be an arterial street due to the large area and uses it serves as well as its width, limited access points, wide shoulders and design speed, which allows for heavy traffic volumes. This is a well-traveled road serving both local and tourist traffic, with traffic volumes well below its design capacity. Additionally, Etna-Sawyers Bar Road, a County road connects Etna with the Klamath National Forest and State Highway 98 to the west. This is a narrower winding two-lane highway, serving acreage home-sites between Etna and the National Forest land. Due to the low number of dwellings along the road and limited use of Forest land to the west, traffic volumes on this road are also low. No significant changes are expected to occur on either of these routes during the life of this Plan.

Local Streets - All the streets in the City are considered to be local serving mostly low-density residential development. These streets are placed into two classes: collector streets that serve a large area, or are main through streets, bringing traffic to destination areas (work, schools, shopping, etc); and local streets, which are those streets which serve neighborhoods and provide access from homes to collector streets.

The collector streets in Etna are:

- Collier Way
- Main Street
- Howell Avenue

Local collectors are typically two lane streets like all other local City streets, but are designed as a through street with few stop signs and access limitations in some situations, and due to their location and adjacent land uses, carry more traffic than a local street. These streets may also have a larger right of way requirement.

Based on the State highway Classification system (classified for funding purposes), Main Street between Church Street and Highway 3 is a Rural Major Collector, and Collier Street from Main Street to Highway 3 is a Rural Minor Collector by State Classification (See Figure 5).

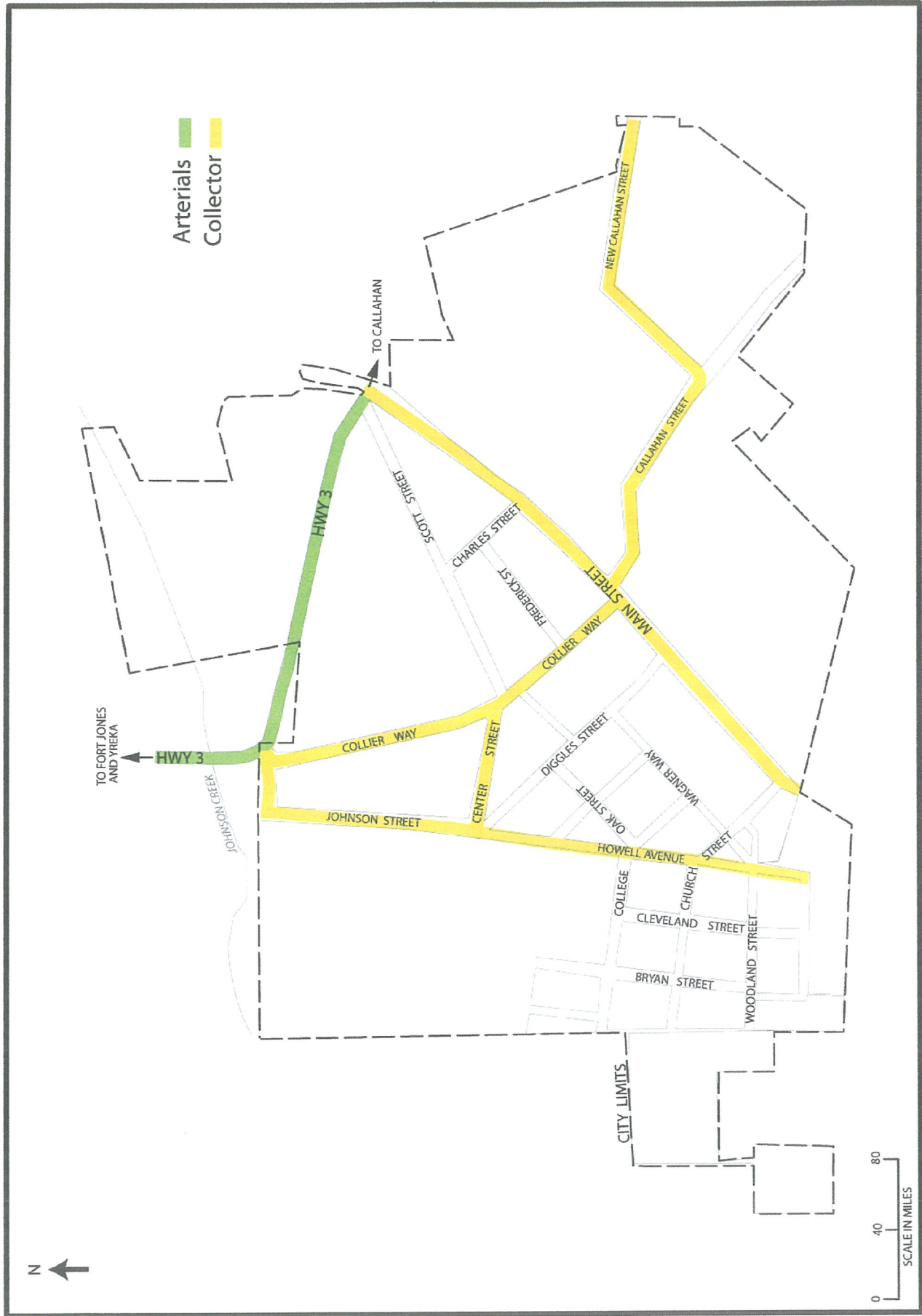


FIGURE 5
ETNA CIRCULATION
PMC

Source: City of Etna

Since Etna is a small community located in a rural environment, two lane streets will continue to adequately carry all anticipated traffic. With the population increase over the next 20 years of an estimated 140-175 persons, land uses and related traffic volumes will not increase significantly. Consequently, the existing road network is adequate to handle existing and projected traffic volumes. While no significant road improvements are necessary, road maintenance will continue to be necessary to keep the road network functioning.

Public Transportation - Public bus transportation is provided by the County, operated under the trademark STAGE (Siskiyou Transportation and General Express). This bus service serves the City of Etna on a regularly scheduled basis (3 times per day), providing direct service to Fort Jones and Yreka.

Air Transportation - The nearest air facility is the Scott Valley airport, a small airport located south of Fort Jones, approximately six miles north of Etna. This airport with its runway length of approximately 3500 feet is primarily used for private aircraft and agricultural operations. There are no commercial airlines serving any of the airports in Siskiyou County. The nearest airport with passenger service is located in Medford, approximately 75 miles to the north.

Parking - The provision for parking is an integral part of the transportation system. Whether at home or at some point of destination, sufficient space must be provided to park vehicles. Typically, this is done through the application of standards in the Zoning Ordinance, which require parking off street based on the type and intensity of use. Parking is then provided as a requirement of building permit issuance for new or expanded uses. An exception occurs in downtown Etna where there is no off-street parking requirement for uses proposed on existing parcels. This exception occurs due to the small parcels and the limitation that such a requirement would place on these parcels. Fortunately in the downtown area there currently is ample street parking available, in part due to the diagonal parking that is allowed in some areas.

Most City streets are of sufficient width to provide some on-street parking. This helps to offset situations where off-street parking has not been provided in the past, as well as giving neighborhoods more available parking for guests. The on-street parking area also provides a space for snow storage when needed. Road standards for new development should be designed to provide on-street parking, unless due to provisions of a development plan, increased parking is provided off-street, or road widths are limited due to topographical constraints.

GOALS AND POLICIES – TRANSPORTATION

GOAL TR-16 TO MAINTAIN A TRANSPORTATION SYSTEM THAT PROVIDES FOR THE SOCIAL, ECONOMIC AND ENVIRONMENTAL WELL BEING OF THE RESIDENTS OF THE PLAN AREA.

Objective: Transportation facilities in Etna are provided by the State, County and the City, and are vital to the development of the community. While significant changes to the existing system are not expected during the life this Plan, it is the objective of this

goal to ensure that new development will not result in a decline in the effectiveness of the existing system.

- Program 16-A:** Support long range plans for improvement of major roads by Siskiyou County and California Department of Transportation.
- Program 16-B:** Existing roads should be maintained at a level which ensures that they are safe, efficient and economical.
- Program 16-C:** New streets to serve developing areas should be adequate in size and design to support the new construction, as well as future development.
- Program 16-D:** New development projects shall dedicate adequate rights-of-way to allow for construction of roadways and utilities as follows:

Table 32
Right of Way Standards

Type	Right of Way Width ⁽³⁾
Arterial (State Hwy)	Per State Standard
Local Collector	60' ⁽¹⁾ -80' ⁽²⁾
Local Through Street	60'
Cul-de-sac and short street, less than 300 feet	50'
Industrial Street	60'

(1) Applies to existing routes

(2) Applies to future extensions or additions

(3) Right of way width may vary due to topography or other features

(4) All roads, public or private must be constructed to City standards

See Figure 5 for locations of Arterial and Local Collector routes

- Program 16-E:** Existing Local Collector streets may eventually be fully improved with curb, gutter, sidewalk and a minimum paving width of 36-40 feet.
- Program 16-F:** Require curb and gutter on any existing development where significant improvements to the property and structures are made. The exception may occur when the project is located in a block, which is entirely developed and no other curbs exists, and further, the likelihood of ever having a full curb and gutter system in the affected block is unlikely.
- Program 16-G:** Control access points to Highway 3, and require turning lanes at access points as a means to maintain safety and road capacity.

- Program 16-H: As resources permit, The City shall work to enhance the visual appearance of both pedestrian and vehicular routes
- Program 16-I: The City may establish fees, assessment districts, reimbursement agreements or other mechanisms to either pay for or reimburse construction of roadways and roadway improvements and parking.
- Program 16-J: New development shall provide adequate off-street parking spaces to accommodate parking demands generated by the use.
- Program 16-K: When practical, parking lot and service drives of adjacent commercial uses shall be designed to connect and allow traffic to travel from one commercial use to an adjacent one without using public streets.
- Program 16-L: During development of the preliminary City budget each year, the street superintendent shall present an improvement program for City streets.

GOAL TR-17 PROVIDE SAFE, CONVENIENT AND ATTRACTIVE ROUTES FOR PEDESTRIAN AND BICYCLISTS OF ALL AGES THROUGHOUT ETNA.

Objective: Pedestrians and bicyclists are an important part of the City circulation system. Walking and bicycling are important activities for the youth and old alike as they travel about the community as a means to improve their health, or as a means to easily get around the community without the use of an auto. The objective of this goal is to encourage this activity in a safe and effective manner.

- Program 17-A: Require new development to include sidewalks, trails, paths, or other pedestrian routes, connecting to existing or proposed City improvements.
- Program 17-B: The City may seek grants for pedestrian and bicycle improvements in established areas. These improvements shall be prioritized in the following order:
- a. Projects which increase safety for children traveling to and from school.
 - b. Projects which remove barriers to handicapped individuals.
 - c. Projects which increase overall convenience and safety for pedestrians and bicyclists.
 - d. Projects which are primarily designed for recreation purposes.
- Program 17-C: The City may require development projects to dedicate right of way and/or to construct pedestrian and bicycle facilities when such action is consistent with an adopted trail or bike plan.

GOAL TR-18 - ENCOURAGE AND ENHANCE PUBLIC TRANSIT TO AND WITHIN ETNA.

Objective: Public transit provides an opportunity for efficient use of roads, allows an affordable alternative to car ownership, and reduces air quality impacts. The objective of this goal is to expand public transit services such as provided by STAGE to citizens of Etna.

Program 18-A: The City shall encourage the use of public transportation and will promote the expansion of such services within the community.

Program 18-B: When appropriate, the City shall incorporate transit facilities such as bus turnouts and shelters into new and reconstructed roadways and private development.

X. NOISE ELEMENT

The purpose of the Noise Element is to determine if critical noise areas exist and to provide a means to achieve noise compatible uses in the vicinity of existing or planned noise generating sources. Government Code Section 65302(f) states:

"The noise element ...shall analyze and quantify, to the extent practicable, as determined by the legislative body, current and projected noise levels for all of the following sources:

- (1) Highways and freeways*
- (2) Primary arterials and major local streets*
- (3) Passenger and freight on-line railroad operations and ground rapid transit systems*
- (4) Commercial, general aviation, heliport, helistop, military airport operations, aircraft overflights, jet engine test standards, and all other ground facilities and maintenance functions related to airport operations*
- (5) Local industrial plants, including but not limited to, railroad classification yards*
- (6) Other ground stationary noise sources identified by local agencies as contributing to the community noise environment"*

The Government Code continues on noting that:

"Noise contours shall be shown for all of these sources.....and shall be used as a guide for establishing a pattern of land uses in the land use element that minimizes the exposure of the community residents to excessive noise."

There are no significant noise sources within the community other than State Highway 3. This however does not play down the potential for significant noise sources in the future. It is to that extent that this Element is focused.

There are very few issues associated with noise in the City of Etna. Being a small community with limited industrial activity and light vehicle traffic, the noise problems typically experienced in large communities are not evident. This is one of the advantages of the small community and the reason why some move to Etna. As a small quiet community, the ambient, or background noise level is very low, which allows minor noise sources such as barking dogs and lawn mowers to become an irritation, disturbing the "peace and quiet" usually enjoyed by residents. Fortunately, these types of noise sources are temporary, and are accepted in residential neighborhoods, though sometimes with reluctance. The prime concern in this Element are those noise sources which are permanent and result in a lasting negative impact on residential neighborhoods.

Other noise sources in Etna include schools, parks, swimming pool, and play fields for organized sports. The noise generated from these sources can be fairly significant if residences are located nearby. Events such as football games with large crowds and

public address systems can affect persons further away. The community generally accepts these types of noise sources, as they usually occur for short time periods.

Usually noise generated by vehicular traffic is the most annoying, especially when speeds exceed those typical of a residential street. The only street in Etna likely to consistently generate noise is State Highway 3. Based on a noise study prepared for Siskiyou County in July 2003, the projected 65 dB Ldn noise contour on this Highway is 118 feet from the centerline of the highway, and the 60 dB Ldn contour is 254 feet from the centerline. Fortunately most of the Highway traverses commercial and industrial areas, with the exception of a large parcel of vacant multi-family zoning. Since most uses within the commercial and industrially zoned areas are not considered to be noise sensitive, only the multi-family parcel and a few single-family residential parcels southerly along the Highway will be affected.

As lands adjacent to Highway 3 are developed, care should be taken to ensure that both outdoor and indoor areas are protected from the highway noise source. Typically, good insulation and dual pane windows will reduce noise to acceptable indoor level. The use of increased setbacks is the most effective method of reducing noise affecting outdoor areas. Also, fencing, walls, and earth mounds will aid in the reduction of noise. It is the developer's responsibility to ensure that noise standards provided in **Table 9** are satisfied.

GOALS AND POLICIES – NOISE ELEMENT

GOAL NS-19 - TO PROTECT THE HEALTH AND SAFETY OF THE RESIDENTS OF THE CITY BY PROVIDING AN ENVIRONMENT FREE FROM EXCESSIVE NOISE.

Objective: The basic objective of this goal is to separate residential and other noise sensitive uses from activities generating excessive noise.

Program 19-A: Zone districts that permit noise sources that could affect adjacent residential use should contain standards that will reduce the affect of noise at the property line to acceptable standards.

Program 19-B: The impact of traffic noise on residential areas should be considered in land use planning decisions and noise reduced to the standards shown on the following **Table 9**. It is the responsibility of the applicant/developer to show through an acoustical analysis that the proposed project will meet these standards.

Table 33
Noise Standards for New Uses Affected by Traffic Noise

New Land Use	Outdoor Activity Area-Ldn	Interior-Ldn/ Peak Hour Leq ⁽¹⁾	Notes
All Residential	60-65	45	2, 3, 4
Transient Lodging	65	45	5
Hospitals/Nursing Home	60	45	6
Theaters & Auditoriums	--	35	
Churches, Meeting Halls, Schools, Libraries, etc.	60	40	
Office Buildings	65	45	7
Commercial Buildings	65	50	7
Playgrounds, Parks, etc.	70	--	
Industry	65	50	7

Notes:

1. For traffic noise within the City of Etna, Ldn (average day/night) and peak-hour leq values are estimated to be approximately similar. Interior noise level standards are applied within noise-sensitive areas of the various land uses, with windows and doors in the closed positions.
2. Outdoor activity noise level standard for single-family residential uses shall be applied at the property line. For large parcels, the standard shall be applicable within a 100-foot radius of the residence.
3. For multi-family residential uses, the exterior noise level standard shall be applied at the common outdoor recreation area, such as at pools, play areas or tennis courts. Where such areas are not provided, the standards shall be applied at individual patios and balconies of the development.
4. Where it is not possible to reduce noise in outdoor activity areas to 60 dB Ldn or less using a practical application of the best available noise reduction measures, an exterior noise level of up to 65 dB Ldn may be allowed provided that available exterior noise level reduction measures have been implemented and interior noise levels are in compliance with this table.
5. Outdoor activity areas of transient lodging facilities include swimming pools and picnic areas.
6. Hospitals are often noise generating uses. The exterior noise level standards for hospitals are applicable only at clearly identified areas designated for outdoor relaxation by either hospital staff or patients.
7. Only the exterior spaces of these uses designated for employee or customer relaxation have any degree of sensitivity to noise.

Program 19-D: New noise sensitive uses and new noise generating uses have the responsibility of meeting the standards in Table 34 below.

For example, if a developer proposes an apartment next to existing industry, the apartment developer is responsible to provide mitigation to meet Table 34 standards. Conversely, if a new industry is proposed near an existing apartment, the industrial developer would be responsible for providing noise mitigation to achieve compliance with Table 34.

New Land Use	Outdoor Activity Daytime	Area-Leq Nighttime	Interior-Leq Day & Night	Notes
All residential	50	45	35	1, 2, 7
Transient Lodging	55	--	40	3
Hospitals/Nursing Home	50	45	35	4
Theaters & Auditoriums	--	--	35	
Churches, Meeting Halls, Schools, Libraries, etc.	55	--	40	
Office Buildings	55	--	45	5, 6
Commercial Buildings	55	--	45	5, 6
Playgrounds, Parks, etc.	65	--	--	6
Industry	65	65	50	5

Notes:

1. *The outdoor activity area standard for single-family residential uses shall be satisfied at the property line. For large parcels, the standard shall be applicable within a 100-foot radius of the residence.*
2. *For multi-family residential uses, the exterior noise level standard shall be applied at the common outdoor recreation area, such as at pools, play areas or tennis courts. Where such areas are not provided, the standards shall be applied at individual patios and balconies of the development.*
3. *Outdoor activity areas of transient lodging facilities include swimming pool and picnic areas, and are not commonly used during nighttime hours.*
4. *Hospitals are often noise generating uses. The exterior noise level standards for hospitals are applicable only at clearly identified areas designated for outdoor relaxation by either hospital staff or patients.*
5. *Only the exterior spaces of these uses designated for employee or customer relaxation have any degree of sensitivity to noise.*

6. The outdoor activity areas of office, commercial and park uses are not typically utilized during nighttime hours.

7. It may not be possible to achieve compliance with this standard at residential uses located immediately adjacent to loading dock areas of commercial uses while trucks are unloading. The daytime and nighttime noise level standards applicable to loading docks shall be 55 and 50 dB Leq, respectively.

General: The Table 34 standards shall be reduced by 5 dB for sounds consisting primarily of speech or music, and for recurring impulsive sounds.

If the existing ambient noise level exceeds the standards of Table 10, then the noise level standards shall be increased at 5 dB increments to encompass the ambient.

Program 19-E: Noise reduction techniques may include but not be limited to sound insulation, dual pane windows, building orientation, setbacks, fencing and earth mounds.

Program 19-F: The City shall require a professionally prepared noise analysis when noise appears to be a development issue. It shall be the responsibility of the project applicant to show compliance with the standards of this Element.

XI. GENERAL PLAN IMPLEMENTATION

VERTICAL CONSISTENCY

The General Plan provides the basis for all of the City's regulations, policies and programs that relate to issues addressed in the Plan. In addition to requiring the Plan to be internally consistent between all elements, the State requires what may be called vertical consistency. This requirement means the City's zoning and subdivision ordinances, specific plans and redevelopment plans must all be consistent with the General Plan. In addition, all development approvals and public projects must be consistent with the General Plan.

The State's *General Plan Guidelines* provide the following rule for defining consistency:

"An action, program or project is consistent with the general plan if, considering all its aspects, it will further the objectives and policies of the general plan and not obstruct their attainment."

The rule clarifies that consistency does not require all subsequent City actions to be specifically anticipated by the General Plan. Since the General Plan is both broad and long-range, there are many circumstances where future City actions will be addressed only briefly in the Plan and refined by subsequent action.

Due to the complexity of the General Plan, and the need for flexibility, interpretations of the goals, objectives and programs may result in the appearance of conflicts. The City Council is the interpreter of the General Plan.

TIME FRAME

The General Plan will affect current generations as well as those to come. In that context, the State law requires the City to take a long-term perspective. Fifteen to twenty-five years is the norm for looking into the future for a General Plan. This Plan assumes a 20-year time frame. Some issues will be longer term than others. Seismic safety may last for hundreds of years, while the housing element must be revised at least every five years. Goals will be the longest term, evolving slowly to suit changing community values. Programs would be a shorter term, changing with the local political climate. Planning is a continuous process. The General Plan should be regularly reviewed and revised as new information becomes available. A General Plan based on outdated information and invalid projections are deficient as a basis for day-to-day decision-making.

In conformance with Government Code 65400, an annual report must be provided to the State Office of Planning and Research, and the Department of Housing and Community Development on the status of the plan and progress in implementation, including the progress in meeting the local share of regional housing needs pursuant to Section 65584 and efforts to remove governmental constraints to the maintenance, improvement and development of housing pursuant to paragraph (3) of subdivision (c) of Government Code Section 65583.

GENERAL PLAN IMPLEMENTATION

The City of Etna must meet a broad range of challenges and obligations with limited financial resources. Many of the programs described in the General Plan address situations that have evolved over a number of years and cannot be easily resolved. Since financial limitations are the primary constraint in addressing many of the issues that face the City, it is imperative the City seek economically feasible strategies for implementing General Plan programs. Such strategies will include seeking funding assistance through state and federal grant programs. Some issues will be more easily resolved by working in conjunction with other local agencies to achieve mutual goals.

In addition to the financial resources needed to provide utility and road infrastructure and other City facilities such as parks, the General Plan will be implemented through the administration of City Codes such as the Zoning and Subdivision Ordinances, and other Codes and policies that affect development and activity within the City.

GENERAL PLAN AMENDMENTS

State law provides for up to four amendments to the General Plan each year. An amendment may include several "changes" to the Plan. The City of Etna will process General Plan amendments initiated by the City or applicants every four (4) months, and will keep in reserve one (1) amendment to be used in the event of a special project or need. Amendments to the General Plan require compliance with the government code and environmental laws before they can proceed, typically following the same procedure as a change to the zoning ordinance or map.

INTERGOVERNMENTAL COORDINATION

State law requires the City not only to work with citizens, but also with other governmental agencies and public utility companies in preparing and implementing the General Plan. Legitimate conflicts may arise between agencies with differing responsibilities, constituencies, and viewpoints. The City must be willing to pursue a full understanding of the other agencies' position and be prepared to negotiate on the issues. The following is a representative list of groups and agencies with an interest in the City of Etna General Plan:

- Siskiyou County
 - Transportation Planning
 - Water Quality
 - Solid Waste Management
- County Special Districts
- Public Utility Companies
- LAFCO
- Air Pollution Control District
- Health Systems Agencies
- School District

In addition, State and Federal agencies that develop and manage parklands, water sources, and transportation have an interest in the future of the City through the planning process.

XII. APPENDIX

Siskiyou County Planning Department
Local Agency Formation Commission
State Clearinghouse
State Department of Housing & Community Development
State Department of Transportation
State Department of Parks & Recreation
State Division of Mines & Geology
Environmental Protection Agency
Farmers Home Administration, USDA